

# Villa

Momjan, Buje, Istria



<b>Ref</b>	RE-U-5205
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Momjan, Buje
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	13000 m
<b>Floorspace</b>	318 sqm
<b>Plot size</b>	523 sqm

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**No. of bedrooms**

4

**No. of bathrooms**

3

**Price**

Price upon request

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## Momjan, Buje, Istria



Extraordinary villa of very special design and panoramic views in Momjan-Buje area, famous for Kozlovic wines! This is just 13 km from Umag and just a few km from Slovenian border.

This unique villa spreads over three floors and has a total living area of 317.91 m<sup>2</sup>.

The basement of the property extends to 168.88 m<sup>2</sup> and hides a living room connected to the kitchen and dining room, three bedrooms, two bathrooms, a staircase and three additional rooms.

The ground floor 105.31 m<sup>2</sup> has an entrance hall, beautiful living room, modern kitchen with spacious dining room, two staircases and a beautiful terrace.

An internal staircase leads to the first floor with a total area of 43.72 m<sup>2</sup> and there is a bedroom with private bathroom that contains a modern shower with massage and sauna, staircase and terrace.

The property is equipped with quality materials, both in construction and design, so it contains pvc windows with triple glazing, ceramic tiles, parquet, alarm system, satellite TV, eight surveillance cameras, etc.

The owner had a plan to build an elevator on all three floors and all the necessary infrastructure is ready.

The 523 m<sup>2</sup> garden is adorned with two entrances to the yard, seven parking spaces, garage, garden with Mediterranean vegetation and fruit trees, swimming pool with panoramic views, outdoor shower with hot water, and the whole garden is designed to be accessible to people with disabilities.

Greenery is all around.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Average price/m<sup>2</sup> of this type  
in this region:  
3475 €

Median price/m<sup>2</sup> of this type  
in this region:  
3412 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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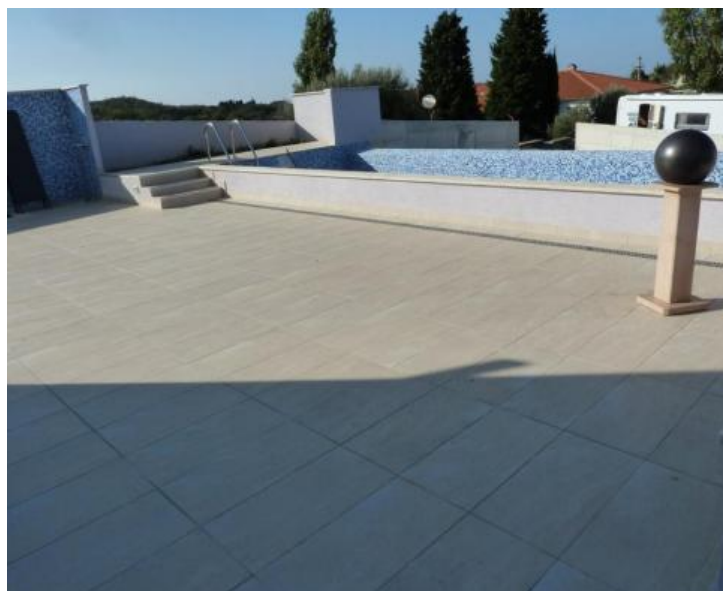


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