

# Villa

Momjan, Buje, Istria



<b>Ref</b>	RE-U-19114
<b>Type</b>	Villa
<b>Region</b>	Istria › Umag
<b>Location</b>	Momjan, Buje
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15000 m
<b>Floorspace</b>	190 sqm
<b>Plot size</b>	350 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 640 000

# Villa

## Momjan, Buje, Istria



Semi-detached villa in Momjan, Buje, with swimming pool.

Second half is for sale as well. There is a possibility to buy both parts which can be an ideal solution for the two sisters, for the two friends or for a family of elderly parents and younger children.

Total floorspace is 190 sq.m. Land plot is 350 sq.m.

On the ground floor there is a living room with a kitchen and a dining room, a bathroom, a storage room and a covered terrace.

The first floor is accessed by an internal staircase where there is a technical room, two bathrooms, 3 bedrooms each with access to the terrace.

There is a beautiful swimming pool and sunbathing area in the landscaped garden, as well as another additional building that will serve as a summer kitchen.

The heating is on the floor and the cooling is on air conditioners. If desired, there is also the possibility of installing a fireplace.

The house has 2 parking spaces. High-quality construction materials and modern equipment will be used in the construction of the house.

The price refers to the finished house WITHOUT furniture.

Pictures are of informative character.

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.

# Villa

## Momjan, Buje, Istria



Price per m<sup>2</sup>:  
3368 €

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:  
3390 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

# Villa

Momjan, Buje, Istria



# Villa

Momjan, Buje, Istria



# Villa

Momjan, Buje, Istria

