

# House

## Bužinija, Novigrad, Istria



<b>Ref</b>	RE-U-18130
<b>Type</b>	House
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Bužinija, Novigrad
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3500 m
<b>Floorspace</b>	130 sqm
<b>Plot size</b>	150 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 245 000

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### **Price fell from 309 000 eur to 279 000 eur!**

House in Bužinija, Novigrad area, 3500 meters from the sea.

Total area is 120 sq.m. Land plot is 150 sq.m.

House was built in 2018 and remodelled in 2023.

For sale is a high-rise apartment divided into two floors.

Each floor is a separate apartment, and on the outside there are auxiliary buildings for tools, a parking space for a trailer or a car and one parking space in front of the house under the greenery, in the shade.

The ground floor has three rooms, two bathrooms with toilets, two kitchens (one summer), 2 terraces, one covered, entrance hall, work corner, covered terrace with summer kitchen and dining room, bathroom and toilet with space for a washing machine, exit to the yard.

In the basement, there is another comfortable apartment completely decorated and furnished; complete bathroom with washing machine, shower and discreet space for those in need, nice spacious living room connected to the dining room and then to the kitchen, larger spacious hallway, light and spacious bedroom, new quality furniture... The third bathroom is on the terrace (as part of the summer kitchen), and on the third terrace on the west side, quality Istrian stone is laid! City water supply, sewerage, heating with wood (fireplace) pellets or electric radiator (hot air) and air conditioning, to choose from!

The furniture is 80% antique solid wood and the rest is made of Indian walnut. In front of the house are two old oak trees that give a special atmosphere, sun in the morning and shade in the afternoon on the terrace, another terrace and a sunny meadow that can be a nice building site 7X10 met. (or a playground for children and sports or a garden) are on the west side of the house, several fruit trees and a shed for tools.

The view stretches for kilometers because the village is on a hillside.

The first beaches are located 3,5 km as the crow flies from the property, and public transport is in the immediate vicinity of the house!

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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Price per m<sup>2</sup>:  
1885 €

Average price/m<sup>2</sup> of this type  
in this region:  
2363 €

Median price/m<sup>2</sup> of this type  
in this region:  
1863 €

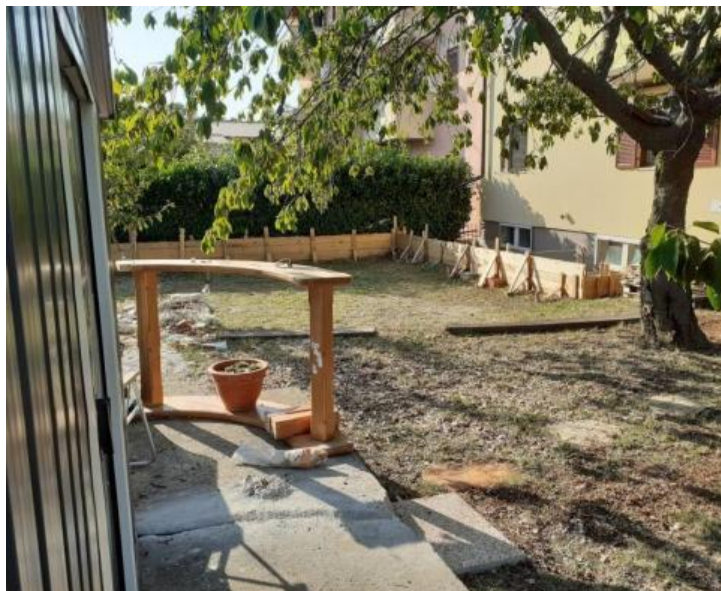
Average price/m<sup>2</sup> of this type  
in Croatia:  
2849 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2573 €



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