

Villa

Kaštel, Buje, Istria



Ref	RE-U-27926
Type	Villa
Region	Istria > Umag
Location	Kaštel, Buje
Front line	No
Sea view	No
Floorspace	186 sqm
Plot size	831 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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Beautiful and reasonably priced villa in Kaštel, Buje, close to Slovenian border!
Total area is 186 sq.m. Land plot is 831 sq.m..

On the ground floor of the villa, there is a smaller entrance that separates the private area from the space for entertainment and socializing. In the private part of the ground floor, there is a guest bathroom, a larger bedroom, storage under the stairs, and a technical room.

Further, the hallway leads to a larger open space where a modern and fully equipped kitchen, a comfortable dining area, and a spacious living room are located.

This space is adorned with larger glass walls that offer a view of the garden, the pool, and the hills in the distance. Through the same glass walls, access is provided to the external covered terrace by the pool and the courtyard.

An internal staircase leads us to the upper floor where an additional 3 bedrooms are situated, each with access to a larger covered terrace, providing an unmatched and unobstructed view of nature, cultivated fields, olive groves, and Buje. Each bedroom has its own bathroom.

The villa's courtyard is fully fenced and landscaped in Mediterranean style, with a spacious 26m² swimming pool and sunbathing area occupying the central part. Next to the pool, there is a covered summer stone kitchen with a barbecue, ideal for entertaining friends and family during the summer months. Adjacent to the summer kitchen is a toilet used during courtyard stays, and there is also a technical room for the pool.

The garden is spacious and contains sufficient greenery maintained by an automatic irrigation system. Moreover, the yard is private and hidden from any view. You need not worry about your vehicles, as there is ample parking space for 5 cars on the villa's premises, with 3 of them being covered.

Additional advantages:

- A significant advantage of this villa is that it is located at the end of the construction zone in front of agricultural land full of olive trees, creating a unique atmosphere and a maximum sense of privacy.
- The villa is sold furnished, as seen in the pictures, meaning future owners only need their personal luggage.
- The villa is equipped with high-quality fan coils in each room, allowing heating and cooling to be controlled via a smartphone.
- The villa also has a special water filter, making the water softer and higher quality while preventing limescale issues.

In summary, this is a high-quality villa worthy of your attention, with spacious interior rooms, intelligently utilized space, stunning views, and impeccably executed works. This villa represents an ideal opportunity for a genuine, warm, and secure family home or as an option for private investment in tourism.

For any additional questions, necessary information, or to schedule a viewing of the villa, feel free to contact

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us!

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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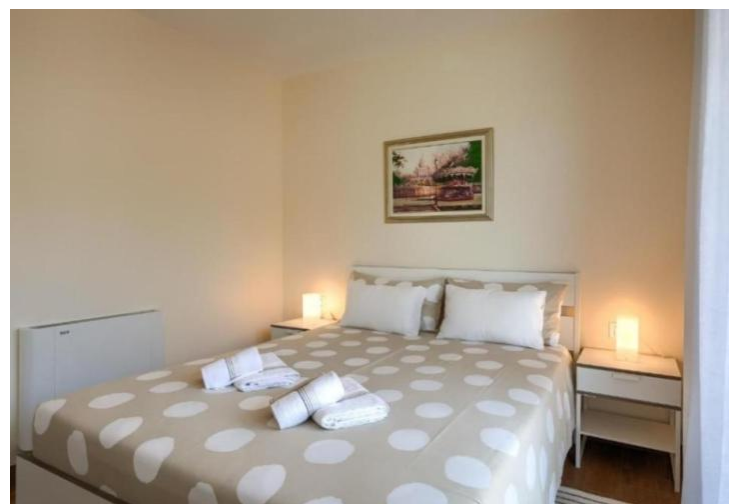
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