

Land plot

Buje, Istria



Ref	RE-U-29706
Type	Land plot
Region	Istria › Umag
Location	Buje
Front line	No
Sea view	No
Plot size	740 sqm
Price	€ 120 000

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Land plot in Buje, meant for residential construction!

We proudly present a project for the construction of a villa located in a small settlement near Buje and all the necessary facilities for everyday life. Buje had recently become very and very popular. The project had been made to build a traditional style villa on the land.

Attention is paid to every detail of the villa in order to ensure maximum comfort and quality of stay in the villa. This is how the communication of the interior space of the villa is organized so that each room fully fulfills its intended role, with maximally simplified use of the building. We are sure that in this project you can find the property of your dreams, where you have the opportunity to stay all year round, given the top-quality equipment of the villa and the high level of quality of all works.

The Villa project consists of a total of 220m² of living space divided into two floors, ground floor and first floor. The ground floor of the villa consists of an entrance hall that introduces us to the comfortable and spacious living area of the villa, designed according to the system of open space without partition walls. It consists of a large kitchen, a comfortable dining room and a living room with access to a large terrace. What makes the stay on the ground floor of the villa special is not only the airy and comfortable rooms, but also the glass walls with which the view/access to the landscaped garden extends, and through which also a greater amount of natural daylight passes. In addition to everything mentioned on the ground floor of the villa, there is additionally the first bedroom with its own bathroom and access to the already mentioned summer terrace. The guest toilet and "utility" room (laundry room) are located in the mentioned lobby of the villa. An internal staircase leads to the 1st floor of the villa, where there are 3 bedrooms, each with its own bathroom. Every room has an exit to the covered terrace.

The villa will be located on a plot of 740 m², which, upon completion of construction, can be completely surrounded by a wall, and decorated with Mediterranean plants with interesting lighting solutions to create a special atmosphere in the garden at night. Accessing the garden from the paved road will be an electric portun with sensors, as well as parking for 2 to 3 cars on the garden. The central part of the yard will be occupied by a swimming pool with a sunbathing area located next to the summer terrace on the ground floor, and for your youngest family members there is enough greenery for carefree and safe play. All necessary infrastructure is located next to the land plot.

Location highlights: The plot is located in a small, picturesque Istrian settlement, which consists of only a few family houses, stone houses, and holiday villas. The location is ideal for all those who prefer to avoid big crowds in cities, while being surrounded by nature, and yet located in the immediate vicinity of all the necessary facilities for the daily life of a modern family. The land is thus only a few km from the town of Buje, where you can find everything you need for a safe and peaceful stay in the villa, such as; shops, drugstores, pharmacies, doctors, gas stations, supermarkets, markets, fishmongers, butchers, oil mills, wine shops, schools, kindergartens and the like. Numerous beaches and the beautiful sea are only 6 km away. For any additional questions, necessary information or wish to organize an appointment to view the location of the villa, please feel free to contact us.

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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 m²:
162 €

Average price/m² of this type
in this region:
204 €

Median price/m² of this type
in this region:
139 €

Average price/m² of this type
in Croatia:
268 €

Median price/m² of this type
in Croatia:
180 €

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