

Villa

Buje, Istria



Ref	RE-U-40518
Type	Villa
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	No
Distance to sea	11000 m
Floorspace	255 sqm
Plot size	660 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 200 000

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Modern new villa surrounded by beauty of Buje, 11 km from the sea!

The modern villa of 255 sq.m. with a swimming pool is located in a quiet location near Buje and is surrounded by untouched nature on a land plot of 660 sq.m..

The villa represents a perfect blend of modern architecture combined with traditional stone Mediterranean elements used in the facade of the villa.

The villa extends over two floors of pure luxury, namely the interior is decorated with works of art by academic painters, the bathrooms are equipped with top-quality ceramics from renowned world manufacturers. The covered external entrance leads to the entrance hall which continues into the open concept of the living area of the villa. The modern and fully equipped kitchen with dining area and spacious living room are connected to the exterior of the villa by large glass walls. There is a dining room on the partially covered outdoor terrace, and in the extension of the terrace there is an infinity pool surrounded by a sunbathing area. On the same floor there is a storage room, a wardrobe and a toilet. An additional room can be arranged as a wellness room. A beautiful internal staircase leads to the first floor of the villa where there are three bedrooms. All rooms have their own bathroom, while two rooms have walk-in wardrobes. The main room also has a loggia. Part of the flat roof are two spacious roof terraces with panoramic views of the surroundings.

Heating is by heat pumps, cooling by air conditioners.

Preparations have been made for underfloor heating.

The villa's courtyard is decorated in a lovely Mediterranean style and has an outdoor parking space. Only high-quality materials from renowned manufacturers were used in the construction and furnishing of the villa.

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.

Property advantages:

Swimming pool

Storage

Spa

Floor heating

Modern

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Price per m²:
4.706 €

Average price/m² of this type
in this region:
3.803 €

Median price/m² of this type
in this region:
3.763 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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