

# Villa

Buje, Istria



<b>Ref</b>	RE-U-43400
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Buje
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	6500 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	550 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 620 000

Buje – modern newly built house with sea view, 6,500 meters from the coast

In the peaceful Istrian village of Kaštel, just a few minutes from Buje and close to the Slovenian border, a modern newly built house is for sale. This property combines high-quality construction, elegant design, and full comfort for everyday living. It offers everything today's buyers seek: spaciousness, functionality, privacy, and top-tier quality.

The house features 150 m<sup>2</sup> of thoughtfully designed living space, ensuring every corner is maximized for comfort and utility. It includes four bedrooms, each with its own private bathroom, providing hotel-level luxury and complete privacy for family members or guests. Additionally, the property includes a separate guest toilet and a fully independent laundry/utility room, enhancing daily convenience and organization.

Large glass walls bring in abundant natural light and open up to views of the sea and surrounding greenery, connecting the open-plan living room and kitchen with the outdoors. Modern systems such as underfloor heating, electric shutters, and integrated mosquito screens ensure comfort throughout the year.

The 550 m<sup>2</sup> land plot includes a swimming pool and ample space for a summer kitchen or other outdoor amenities according to the owner's preferences.

The property is sold "turnkey" without furniture, allowing the future owner complete freedom to design the interior according to personal style and needs.

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
- Floor heating
- Modern

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Price per m<sup>2</sup>:  
4.133 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.763 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.605 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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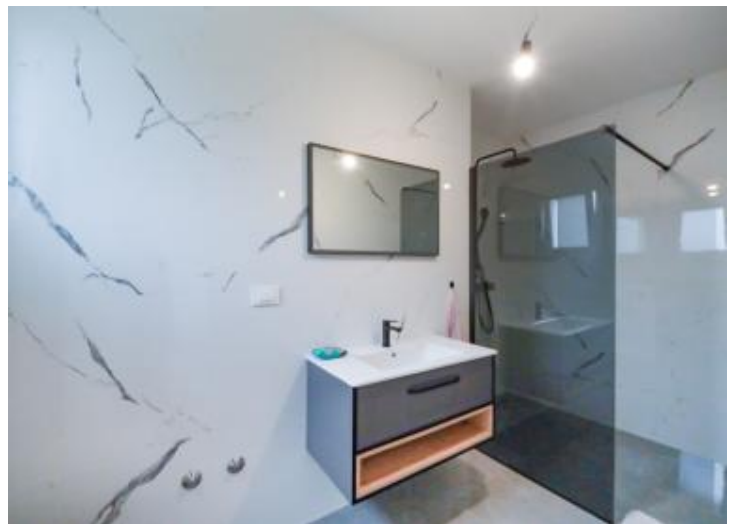
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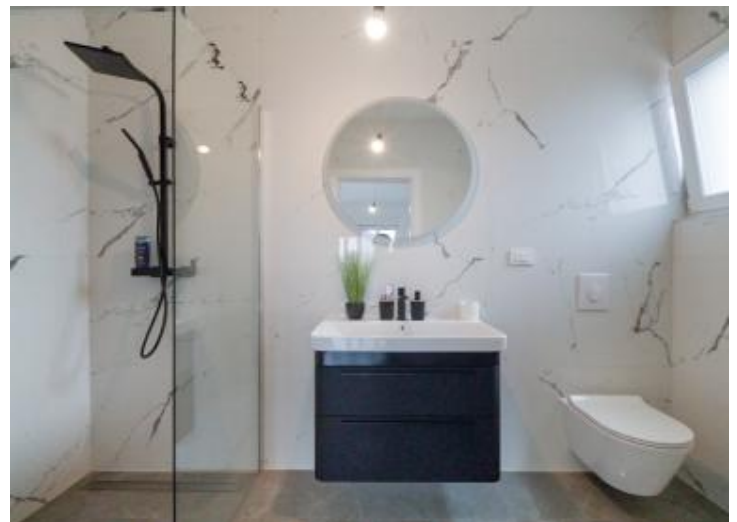
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