

House

Buje, Istria



Ref	RE-U-25281
Type	House
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	Yes
Distance to sea	10000 m
Floorspace	170 sqm
Plot size	84 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

House

Buje, Istria



House in Buje with breathtaking sea views, 10 km from the beach!

Total area is 170 sq.m. Land plot is 84 sq.m.

House was built in 1930 and completely modernized in 2023.

Bright and airy interior dominated by inconspicuous sandy colors and natural materials; stone and the warmth of wood with modern, high-quality equipment guarantee long-term satisfaction and quality of living in an Istrian house.

The house extends over three floors; ground floor, first floor and high attic.

The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to the yard and guest toilet.

The first floor consists of two bedrooms with their own bathrooms, while in the attic there is a bedroom with its own bathroom and access to a spacious terrace.

The small cosy garden is landscaped and fenced and offers a spectacular panoramic view of the sea, gently green terraces of vineyards and olive groves, lush forest hills and fields of fragrant Mediterranean herbs.

Perfectly located near the most popular Istrian towns, beaches and top restaurants and wineries of northwestern Istria, this property is an ideal opportunity for a comfortable family life as well as an investment in a tourism rental business.

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:

Garden

Modern

House

Buje, Istria



Average price/m² of this type
in this region:
2.564 €

Median price/m² of this type
in this region:
2.214 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

House

Buje, Istria



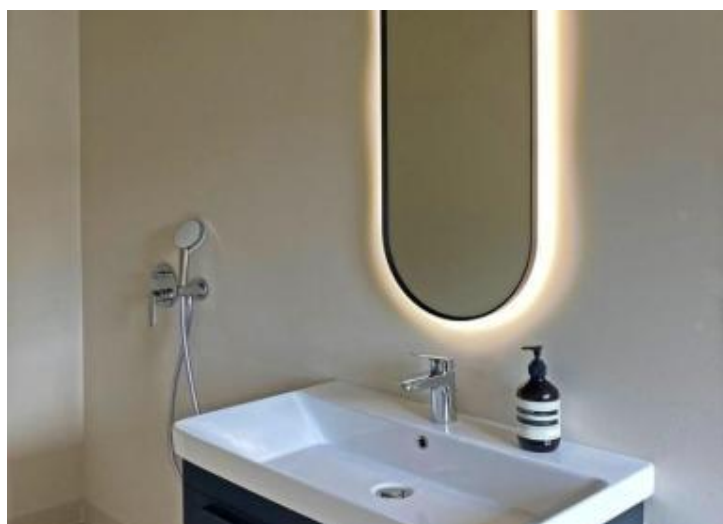
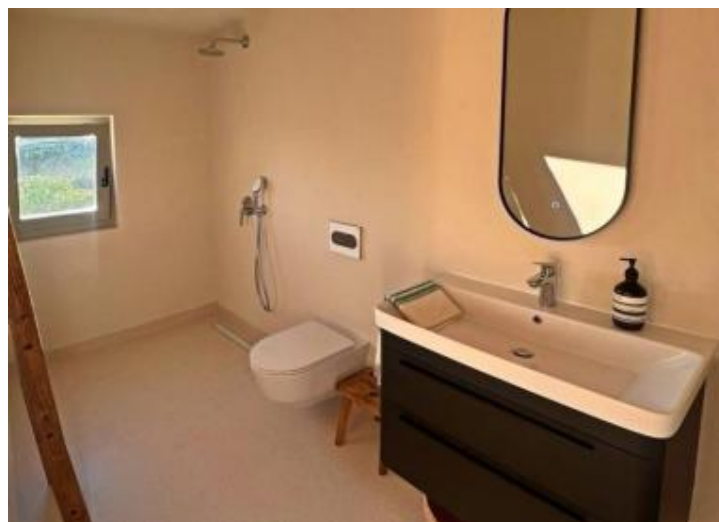
House

Buje, Istria



House

Buje, Istria



House

Buje, Istria



House

Buje, Istria

