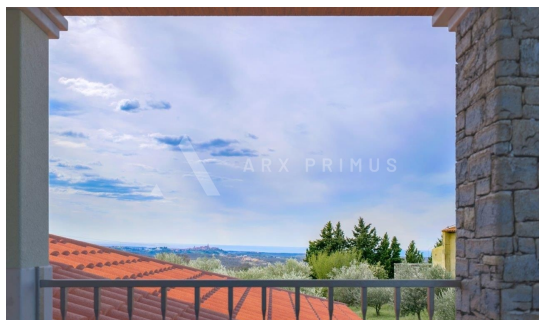


ARX PRIMUS
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Code :	00463
Location :	Buje
Building size :	310 m2
Lot size :	635 m2
Distance from center :	4000 m
Distance from sea :	10000 m
Number of rooms :	3
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2022
Energy efficiency :	A

Price : 700.000 €

Beautiful villa in Momjana with open views of the sea, Buje and the hills. it is located on the edge of the village and is southwest oriented with lots of sunshine.

Ground floor - main entrance with entrance hall and toilet, living room, kitchen and dining room, bedroom with bathroom, summer kitchen, pool engine room and technical room for cooling and heating technology.

First floor - staircase with hallway, two bedrooms each with bathroom and terrace with open sea view.

In the yard there is a large infinity pool with sunbathing lawn with automatic irrigation and 2 parking spaces.

Installed underfloor heating via heat pumps and installed fencoilers for cooling / heating, hot water via solar system.