

**ARX PRIMUS**
**Joakima Rakovca 7, 52470 Umag**
**e-mail: [info@arx-primus.hr](mailto:info@arx-primus.hr)**
**web: [arx-primus.hr](http://arx-primus.hr)**
**info: +385 91 193 9108**


|                               |         |
|-------------------------------|---------|
| <b>Code :</b>                 | 00465   |
| <b>Location :</b>             | Buje    |
| <b>Building size :</b>        | 200 m2  |
| <b>Lot size :</b>             | 670 m2  |
| <b>Distance from center :</b> | 4000 m  |
| <b>Distance from sea :</b>    | 10000 m |
| <b>Number of rooms :</b>      | 3       |
| <b>Number of bathrooms :</b>  | 4       |
| <b>Parking :</b>              | Yes     |
| <b>Air conditioning :</b>     | Yes     |
| <b>Swimming pool :</b>        | Yes     |
| <b>Year of construction :</b> | 2019    |
| <b>Energy efficiency :</b>    | A+      |

**Price :** 550.000 €

Villa in a beautiful location on the edge of the village Momjan, surrounded by vineyards.

Ground floor: Entrance with entrance hall and toilet, kitchen, dining room, living room and technical room. First floor: staircase with hallway, three bedrooms each with bathroom and outdoor terrace and laundry area. There are three parking spaces on the plot, a garden with automatic irrigation system, a swimming pool measuring 10x3.70 and covered summer kitchen. Underfloor heating via heat pumps, cooling with fancoils and domestic hot water with solar panels.