

ARX PRIMUS

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| Code : | 00845 |
| Location : | Buje |
| Building size : | 150 m ² |
| Lot size : | 350 m ² |
| Number of bedrooms : | 3 |
| Number of rooms : | 4 |
| Number of bathrooms : | 3 |
| Number of toilets : | 1 |
| Seaview : | Yes |
| Parking : | Yes |
| Basement : | Yes |
| Air conditioning : | Yes |
| Swimming pool : | Yes |
| Year of construction : | 2021 |
| Energy efficiency : | A |

Price : 650.000 €

Situated in a peaceful and green area of western Istria, near the town of Buje, this elegant villa offers a perfect blend of modern comfort and authentic Istrian charm. The property is located on a 350 m² plot, with a total living area of 150 m².

The villa is thoughtfully designed over two floors. The ground floor features a bright and spacious living room with direct access to the terrace and pool, a modern kitchen with dining area, one bedroom, a bathroom, and a separate guest toilet. On the upper floor, there are two comfortable bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort.

A key highlight of this property is the outdoor swimming pool and landscaped garden, ideal for relaxation and enjoying warm Istrian days. The terrace offers a beautiful view of the sea and the green Istrian hills, enhancing the overall appeal of the location.

The villa is equipped with underfloor heating, air conditioning in all rooms, high-quality joinery, and modern materials, providing comfort throughout the year.

Thanks to its quiet location and proximity to Buje, the sea, and renowned Istrian wineries and restaurants, this villa is ideal as a family home, holiday home, or investment for tourist rental.