

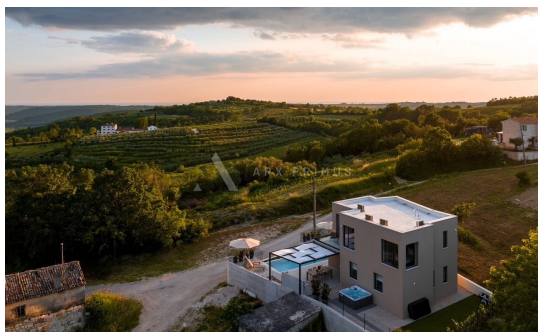
ARX PRIMUS

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Code :	00854
Location :	Buje
Building size :	108 m2
Lot size :	328 m2
Distance from center :	4500 m
Distance from sea :	11000 m
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2023
Energy efficiency :	A

Price : 600.000 €

Located in a peaceful and green setting at the very end of a residential area in Krasica near Buje, this modern and fully equipped villa offers the perfect combination of privacy, comfort, and a beautiful sea view.

The villa is situated in a picturesque Istrian environment, surrounded by nature and olive groves, ensuring peace, quiet, and complete privacy. Thanks to its elevated position, the terrace and upper floor offer an open view of the sea and the rolling Istrian hills – ideal for enjoying breathtaking sunsets.

The property extends over two floors and features a functional layout with a total of 3 spacious bedrooms and 3 modern bathrooms. The open-plan living room, kitchen, and dining area are connected to the outdoor terrace, creating a seamless flow between interior and exterior spaces.

The landscaped garden includes a private swimming pool with a sunbathing area, as well as a jacuzzi for additional luxury and relaxation throughout the year. The outdoor area is designed for enjoyment, social gatherings, and complete comfort in an intimate setting.

The villa is equipped with underfloor heating and air conditioning in all rooms, ensuring a comfortable stay all year round. It is sold fully furnished and equipped, ready for immediate move-in or tourist rental without additional investment.

This property represents an ideal opportunity for buyers looking for a modern holiday home or investment in an attractive yet peaceful location close to the sea and all amenities offered by Buje and its surroundings.