

ARX PRIMUS
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Code :	00866
Location :	Buje
Building size :	167 m2
Lot size :	484 m2
Distance from center :	100 m
Distance from sea :	10000 m
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 570.000 €

Situated in one of the most beautiful parts of northwestern Istria, in the picturesque village of Momjan, this elegant villa under construction perfectly combines traditional Istrian architecture with contemporary living. Surrounded by vineyards, olive groves, and rolling green hills, it enjoys a peaceful location that guarantees privacy and complete relaxation.

The villa has been carefully designed to maximize functionality, spaciousness, and the connection between indoor and outdoor living. The ground floor features a bright open-plan living room with a kitchen and dining area, one bedroom, a bathroom, and a covered terrace with direct access to the swimming pool and sunbathing area, creating the perfect setting for outdoor enjoyment.

The first floor offers two spacious bedrooms, each with its own en-suite bathroom and walk-in wardrobe. One of the bedrooms also opens onto a covered terrace overlooking the beautiful green hills and surrounding vineyards.

The landscaped garden has been thoughtfully designed to provide comfort and privacy. In addition to the swimming pool, there is a 14 m² auxiliary building, ideal for use as a storage room, summer kitchen, wellness area, or any other purpose according to the future owner's wishes.

For year-round comfort and excellent energy efficiency, the villa will be equipped with underfloor heating and air conditioning throughout the main living areas.

This property is an excellent opportunity for anyone looking for a luxurious home in an authentic Istrian setting or for investors seeking an exclusive holiday villa in one of Istria's most desirable locations.

The villa offers a unique lifestyle surrounded by renowned



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wineries, exceptional gastronomy, and the natural beauty of inland Istria, while being only a short drive from the Adriatic coast and all essential amenities.