



Code :	02247
Location :	Buje
Building size :	210 m2
Lot size :	670 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	10
Number of bathrooms :	3
Number of toilets :	1
Distance from center :	200 m
Distance from sea :	15000 m
Energy efficiency :	Not specified
Year of construction :	2024
Pogled na more :	Yes
Parking :	Yes

Price : 870.000 €

For sale, a beautiful villa of 210 m2 located on a plot of land of 670 m2. The land consists of a covered summer kitchen, a swimming pool with a total area of 37 m2 (10 x 3.7 m) with a sun deck, a lawn with automatic irrigation and two parking spaces.

The ground floor of the villa consists of an entrance hall, toilet, living room with access to the terrace, kitchen, dining room and one bedroom with en suite bathroom, while the first floor of the villa consists of a hallway, two bedrooms with en suite bathrooms and a spacious terrace.

The villa has a wonderful view of the sea, underfloor heating, heating and cooling with fan coils and solar panels for water heating.

The house is ideal as an investment for tourist rental and/or for year-round living.

Price €870,000.

Dear clients, viewing the property is only possible with a signed record of the viewing of the property, which is the basis for further actions related to the purchase and sale, as well as for the payment of the commission, all in accordance with the Act on mediation in real estate transactions.

"Istria Futura" agency, as an authorized...