



ID :	00192
Location :	Buje
Building size :	277 m ²
Lot size :	452 m ²
Distance from center :	1000 m
Distance from sea :	18000 m
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Year of construction :	2026
Energy class :	A+
Condition :	Under construction

Price : 1.180.000 €

A detached villa under construction for sale, located in one of the most sought-after areas of inland northwestern Istria. The total living area is approx. 277 m² distributed over three levels.

The basement includes a garage for two cars, as well as space planned for a sauna, gym and pool equipment. The ground floor features an open-plan living area with kitchen and dining space of approx. 80 m², and a guest toilet. From the living area there is direct access to a covered terrace and a swimming pool of 35 m², with an open view of the sea and the surrounding landscape.

The first floor comprises four bedrooms, each with its own bathroom and access to a shared terrace.

All three levels are connected by an internal staircase. The project includes underfloor heating with a heat pump and air conditioning in all rooms. The property is surrounded by greenery, near some of the best local wineries and restaurants.

The villa is in an advanced stage of construction, with the possibility to agree on finishing materials. Documentation is in order.