



Code :	01265
Location :	Buje
House Type :	Detached house
Building size :	430 m2
Lot size :	1554 m2
Distance from center :	6000 m
Distance from sea :	13000 m
Number of floors :	2
Number of rooms :	11
Number of bedrooms :	5
Number of bathrooms / WC :	6 / 1
Number of parking lots :	3
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 3.400.000 €

An exclusive villa with a stunning view of the Istrian landscape and the Adriatic Sea is currently under construction. The villa spans 430 m2 and consists of a ground floor and a first floor.

The ground floor, which is 177.10 m2, features an open space with a kitchen, dining room, and living room with a fireplace. It also has a guest toilet, a wellness area with a sauna, a bathroom, and a gym. Additionally, there is one bedroom with a bathroom, a storage room, and a separate tavern.

All the rooms on the ground floor have direct access to the covered terrace



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through large glass walls. The terrace features an outdoor kitchen and a large dining table. Additionally, there is a swimming pool connected to a heat pump and it is surrounded by a spacious sunbathing area.

An indoor staircase leads to the first floor, where you can find the main entrance to the villa. On the first floor, there are four bedrooms, each with its bathroom and access to the terrace. The master bedroom is the largest, covering an area of 41.3 m², and has a walk-in wardrobe. In addition to this, the villa also has a roof terrace with an outdoor kitchen and a jacuzzi. For your comfort, the villa features floor heating, which is connected to a heat pump, and fan coils are installed in the ceiling.

The stunning villa features exquisite exterior joinery made of premium quality aluminum with three-layer glass, which ensures excellent insulation and durability. The well-manicured land surrounding the villa is equipped with an automatic irrigation system.

To ensure maximum security, the villa has been fitted with high-tech video cameras that provide comprehensive coverage of all sides of the property. Additionally, there is an advanced alarm system that provides an added layer of protection.

The villa is set to be completed by the end of 2024 and is being sold fully furnished. The carefully selected furniture and decor create a warm and inviting atmosphere that makes the villa feel like a home. The property is perfect for those looking to use it as a primary residence or for those who wish to rent it out for tourism purposes.