

UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: info@universumcroatia.hr

web: universumcroatia.hr

info: +385 99 214 90 23 | +385 99 214 90 25



Object ID :	2696
Location :	Buje
Building size :	170 m2
Lot size :	400 m2
Distance from center :	4 m
Distance from sea :	15 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Parking :	Yes
ALU doors and windows :	Yes
El. blinds :	Yes
Mosquito nets :	Yes
Covered terrace :	Yes
Arranged environment :	Yes
Outdoor kitchen :	Yes
Sun lounge :	Yes
Covered terrace :	Yes
Air conditioning :	Yes
Floor heating (heat pump) :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Fenced property :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2024

Price : 640.000 €

Close to Buje, just 10 km from the picturesque coastline and beautiful beaches, find this enchanting half of a semi-detached house currently available for purchase. The construction phase is almost finished.

This house extends to 174 square meters and includes an entrance hall, a bathroom, a storage room, a kitchen and a living room on the ground floor. On the first floor of the house there is a technical room, a bathroom, three bedrooms, one of which has its own bathroom, and each bedroom has access to the terrace.

Also, the house is decorated with a beautiful yard at the back where there is a spacious summer kitchen and swimming pool and three parking spaces at the front of the house.



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Each room is equipped with air conditioning for heating and cooling, and additional heat is provided by underfloor heating using a heat pump.

This property is ideally located close to famous wineries and restaurants, with a handful of wonderful bike paths and walking trails nearby, making it perfect for an active vacation.

Due to its quiet and attractive location, this house is suitable for renting to tourists, but also for your own enjoyment.

It is only 6 km from the Slovenian border, 3 km from Buje and 15 km from Umag and Novigrad.