

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2697
Location :	Buje
Building size :	174 m2
Lot size :	400 m2
Distance from center :	3 m
Distance from sea :	10 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
Terrace :	Yes
Outdoor kitchen :	Yes
Sun lounge :	Yes
Air conditioning :	Yes
Floor heating (heat pump) :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2024

Price : 670.000 €

This charming semi-detached house, nestled in the vicinity of Buje and just 10km away from the sea and beautifully maintained beaches, is currently for sale. It stands in the final phase of construction.

The house encompasses 174m2 and features an entrance hallway, bathroom, storage space, kitchen, and living room on the ground floor. Upstairs, you'll find a technical room, a bathroom, three bedrooms - one with an ensuite bathroom, and each leading out to a terrace.

The lovely yard boasts a large, covered summer kitchen and a swimming pool at the rear. At the front, there are three parking spots available.

Air conditioning units in every room provide both heating and

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cooling, while underfloor heating powered by a heat pump offers additional warmth.

Situated near an array of renowned wineries and restaurants, the location is perfect for an active vacation, with stunning cycling trails and walkways nearby.

Due to its tranquil and beautiful location, the property is suitable for renting out to tourists as well as for personal use.

The house is positioned 6km away from the Slovenian border, 3km from Buje, and 15km from Umag and Novigrad.