

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 :	2706
Location :	Buje
Building size :	160 m2
Lot size :	150 m2
Distance from center :	3 m
Distance from sea :	12 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
PVC doors and windows :	Yes
Mosquito nets :	Yes
Covered terrace :	Yes
Terrace :	Yes
Sun lounge :	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 :	2025

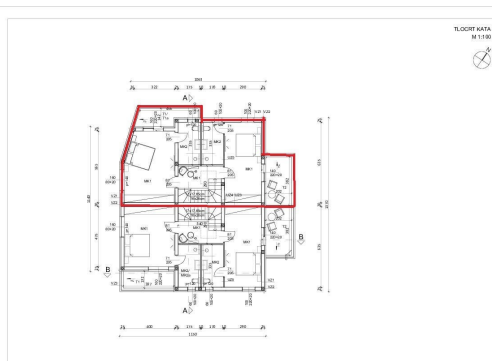
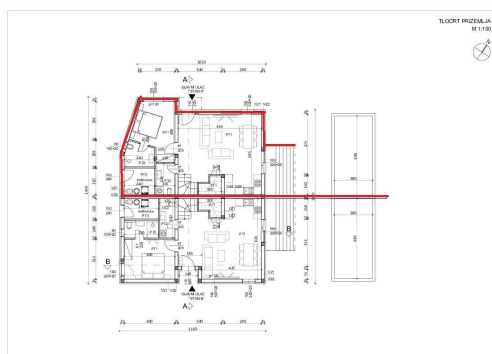
Price : 450.000 €

A spacious house of 160 m2 is available for sale, spread over two floors. The ground floor has a living room, kitchen, dining room, one bedroom with a private bathroom, a storage room and an additional toilet. The living room provides access to a covered terrace that leads to a landscaped yard with a swimming pool and a sunbathing area.

Using internal stairs, we reach the upper floor, where there is a hallway and two bedrooms, each with its own bathroom and terrace. The house also has an attic, which provides additional space for various purposes.

Underfloor heating is provided by a heat pump, while air conditioning is responsible for cooling.

The total area of



UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: info@universumcroatia.hr

web: universumcroatia.hr

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

the landscaped yard is approximately 150 m2 and includes two parking spaces. For additional privacy, the house will be fenced with aluminum panels.

The property is sold in the "turnkey" phase, which means that the house is completely finished and ready to move in. Also, at this stage, the buyer has the option of choosing the ceramics and interior wall color in agreement with the investor.

The planned completion of construction is June 2025.

Due to its location and amenities, this property represents an outstanding investment, either as a holiday home or as a permanent home.