

## UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: [info@universumcroatia.hr](mailto:info@universumcroatia.hr)

web: [universumcroatia.hr](http://universumcroatia.hr)

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



|                                    |                    |
|------------------------------------|--------------------|
| <b>Object ID :</b>                 | 2697               |
| <b>Location :</b>                  | Buje               |
| <b>Building size :</b>             | 174 m2             |
| <b>Lot size :</b>                  | 400 m2             |
| <b>Distance from center :</b>      | 3 m                |
| <b>Distance from sea :</b>         | 10 m               |
| <b>Number of floors :</b>          | 1                  |
| <b>Number of bedrooms :</b>        | 3                  |
| <b>Number of rooms :</b>           | 5                  |
| <b>Number of bathrooms :</b>       | 2                  |
| <b>Parking :</b>                   | Yes                |
| <b>ALU doors and windows :</b>     | Yes                |
| <b>El. blinds :</b>                | Yes                |
| <b>Mosquito nets :</b>             | Yes                |
| <b>Covered terrace :</b>           | Yes                |
| <b>Arranged environment :</b>      | Yes                |
| <b>Terrace :</b>                   | Yes                |
| <b>Outdoor kitchen :</b>           | Yes                |
| <b>Sun lounge :</b>                | Yes                |
| <b>Air conditioning :</b>          | Yes                |
| <b>Floor heating (heat pump) :</b> | Yes                |
| <b>Video surveillance :</b>        | Yes                |
| <b>Fire resistant door :</b>       | Yes                |
| <b>Condition :</b>                 | Under construction |
| <b>Energy efficiency :</b>         | A+                 |
| <b>Year of construction :</b>      | 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.