



LD REAL ESTATE
Ulica Murve 76, 52466 Novigrad
e-mail: info@ld.hr
web: ld.hr
info: +385 98 312 983



Code :	00091
Location :	Buje
Building size :	336 m2
Lot size :	513 m2
Garden size :	300.00 m2
Distance from center :	500 m
Distance from sea :	14000 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	5
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A
Year of construction :	2023

Price : 1.500.000 €

Istrian stone villa for sale, which offers an ideal refuge for those looking for peace and a real vacation. Relax in the privacy of a luxurious villa, sunbathing by the pool and with a beautiful panoramic view of the vineyards. It is close to the most popular places, historic cities, top restaurants and wineries.

A combination of Istrian style in a unique location, each window of which tells its own story because the view from all sides is authentic.

The villa satisfies even the most demanding clients because it offers an outdoor infinity pool of m2 with a sun deck. The pool and sunbathing area have complete discretion because they are oriented towards nature where the sun is always present. The environment of 700 m2 decorated with Istrian olive trees, a well-irrigated lawn, a swimming pool, a sundeck and a covered summer kitchen makes for a real authentic Istrian ambiance.

The villa has a total of 336 m2 spread over three floors, of which the ground floor has a living room and a kitchen connected to an outdoor covered terrace, one bedroom and a bathroom directly connected to the garden, a guest toilet and a wardrobe. The ground floor has a total of 134 m2.

Upstairs there are 3 bedrooms, each with its own bathroom and terrace. The Maseter room has a covered terrace of 23 m2. Top materials that we can highlight are Istrian stone, top-quality ceramics, aluminum carpentry with three-layer glass. Technically, the house is equipped with a heat pump that heats and cools every room.



LD REAL ESTATE
Ulica Murve 76, 52466 Novigrad
e-mail: info@ld.hr
web: ld.hr
info: +385 98 312 983

The basement of the house offers a tavern for socializing, a Finnish sauna with a bathroom and a fitness room. There is also a technical room and a laundry room in the basement.

Apart from the idyllic landscape, the villa also offers complete discretion to the future owners.

The center of Momjana, market and restaurant are only 400 m from the villa.