



listing



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 926,115.31

Location

Country:	Croatia
State/Region/Province:	Istria
City:	Umag
Posted:	Sep 05, 2025
Description:	

An apartment house with a swimming pool is for sale in the Buje area of northwestern Istria, just 9 kilometers from the sea. Located near the charming medieval town of Buje, the property enjoys a peaceful setting with beautiful views of the rolling hills, olive groves, vineyards, and the distant Adriatic Sea. The region is known for its rich agricultural traditions, preserved natural environment, and a blend of Mediterranean and continental climate—making it one of the most attractive and sought-after areas of the Istrian peninsula.

The house offers a total living area of 597 square meters and sits on a spacious plot of 1,572 square meters. It extends across three levels—ground floor, first floor, and attic—and is divided into four independent residential units, each with a private entrance. The property blends traditional charm with modern living standards, offering character, comfort, and functionality in a serene rural setting.

One half of the property is a beautifully renovated stone house that retains its original Istrian charm, with authentic features such as exposed stone and natural wood details. This unit is spread over two floors and includes a spacious living room, a kitchen with a dining area, a guest toilet, three bedrooms, a bathroom, and a large covered terrace. The terrace leads to a stone-paved courtyard with a private swimming pool, perfect for outdoor living and entertaining.

The second part of the house, originally built in the 1970s, has been well-maintained and partially renovated. It consists of three fully functional and separate apartments. The ground-floor unit includes a kitchen, dining area, living room, one bedroom, and a bathroom. The first-floor apartment features an



open-concept layout combining the kitchen, dining, and living area with access to a balcony, along with three bedrooms, a bathroom, and a guest toilet. The top-floor unit, located in the attic, includes a kitchen, dining area, living room, two bedrooms, a bathroom, and a guest toilet.

The outdoor space is fully fenced and thoughtfully landscaped with Mediterranean plants and greenery. It includes a garage, a garden canopy for shaded seating, and a children's playground, providing both comfort and functionality for residents and guests alike.

This property represents a rare opportunity to acquire a spacious and versatile home in a tranquil Istrian setting, with excellent potential for year-round living, extended family use, or income generation through tourism. With its authentic architecture, private pool, multiple apartments, and proximity to the sea, this house combines lifestyle and investment value in one of Istria's most picturesque regions.

Ref: RE-U-41571

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Common

Bedrooms:	9
Bathrooms:	4
Finished sq. ft.:	597 sq m
Lot Size:	1572 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T3004/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-41571

