



## listing



### Informações do Revendedor

|                  |  |
|------------------|--|
| Name:            | ArKadia  |
| Nome da Empresa: |  |
| País:            | Reino Unido  |
| Telefone:        |  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 637,873.61 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | Croácia    |
| State/Region/Province: | Istria     |
| Cidade:                | Umag       |
| Adicionado:            | 29/06/2026 |
| Informação adicional:  |            |

This elegant terraced villa for sale in Buje offers a perfect blend of authentic Istrian charm and modern luxury, situated in a peaceful country setting in northern Istria.

Built in 2010 and fully updated in 2020, the 114 square meter home sits on a 200 square meter plot surrounded by hills, olive groves, and vineyards, located just 13 kilometers from the sea.

The property is designed across two floors to maximize comfort and functional living throughout the year.

The ground floor layout features three comfortable bedrooms, including one with direct access to a private terrace overlooking the historic old town of Buje, along with two modern family bathrooms. The upper first floor houses the bright, open-concept main living area, which combines a spacious living room, dining zone, and a fully equipped kitchen.

This central space opens onto a wide outdoor terrace offering panoramic views of nature, the old town, and the distant sea, made even more comfortable by a modern, remote-controlled canopy for shade.

Built to high energy-efficiency standards with complete thermal insulation, the house is packed with premium features including a heat pump underfloor heating system, four individual air conditioning units, quality ceramic floors, and custom solid wood furniture. Outside, the property includes a beautifully furnished social area with an outdoor barbecue grill, access to a shared swimming pool, and two dedicated private parking spaces. Whether you are searching for a move-in ready holiday home or a high-potential rental investment in the popular Istrian real estate market, this fully equipped property is an outstanding choice.



Ref: RE-U-48422

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.

Property advantages: Swimming pool, Floor heating, Modern

## Comum

|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 3                  |
| Banheiro:               | 2                  |
| Pés quadrados acabados: | 114 m <sup>2</sup> |
| Tamanho do lote:        | 200 m <sup>2</sup> |

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/ZLWS-T3548/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3548/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-48422

