



ISTRIA, MOMJAN - ESCLUSIVA! Spettacolare villa in una posizione straordinaria



Emlakçı Bilgisi

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:

Satılık

Konum

Ülke:	Croatia
Eyalet/Bölge/ Şehir:	Istria
Şehir/İlçe:	Buje
Yayınlandı:	09.09.2025
Açıklama:	
Location:	Istarska županija, Buje, Momjan.

ISTRIA, MOMJAN - EXCLUSIVE! Spectacular villa in an extraordinary location

In the northwestern part of Istria, on the hilly slopes of the upper Bujština region, lies the medieval town of Momjan. Dominant in the ancient past, today it stands out as the wine pearl of Istria; a real mecca for gastronomes and wine lovers because some of the best taverns and wineries in the whole of Istria are located nearby. Immersed in the picturesque nature of the green kingdom of vineyards and olive groves woven into the picturesque hills, above the valley of the Argilla stream, the town of Momjan and its friendly inhabitants live the tradition of Istria at every step preserved within family taverns, wine cellars and remnants of the rich history of the Bujština region. Perfect harmony, almost unreal, as if from a fairy tale. Surrounded by vineyards and olive groves, a spectacular villa is for sale in an extraordinary location. Moreover, the location of the property is fascinating, within walking distance are the best wineries, craft breweries, olive oil producers and renowned restaurants. Every detail of this elegant property has been carefully designed and the result is a first-class property that represents a haven for true hedonists. Geometric shapes give a special visual character to the building itself, which at times even seem illusory, and the combination of stone and glass has achieved an elegant, luxurious and extremely modern design that fits perfectly into the nature of the location itself, which is typically Istrian. With its contemporary exterior design and interior concept that provides a high standard of living, it offers exceptional comfort and functionality and absolute privacy. The grandiose usable living area of 391.14 m², which extends over two floors, radiates light, reflecting the clarity of lines with a perfect balance of outdoor and indoor space. The spacious open-concept living area is located on the upper floor and is complemented by an



elegant dining room and a 1st class kitchen. The upper floor layout is complemented by three bedrooms with en-suite bathrooms, a pantry and a guest toilet. All rooms have access to balconies. The ground floor contains a bedroom with its own dressing room and bathroom, a gym with professional fitness equipment and a relaxation area with a sauna connected to the bathroom, a technical room and a laundry room. In addition to functionality, the extremely professional planning pays special attention to the boundaries between the interior and exterior, and due to the cascading terrain, ideal communication between the garden and the villa has been achieved. On the ground floor level, there are two heated overflow pools of 70 m² with a sunbathing area connected to the summer kitchen and grill area. The last level of the garden contains a garage of 43.13 m² and two parking spaces. By purchasing a property in the construction phase, you become an active participant in creating your dream property. With the ability to change the interior design, adjust the horticultural design and choose the color of the facade, you have the power to shape a living space that is uniquely yours. Embrace this opportunity to bring your personality and style into every aspect of your new home, resulting in a sanctuary that truly reflects who you are. The stated price of the property refers to the final level of completion without furniture, which allows for final decoration according to your own wishes and preferences. The seller of the property in question is a legal entity and the stated price includes VAT.

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Yıl: 2025

Genel Bilgiler

Yatak odası:	4
Banyo:	5
Bitmiş metrekare:	443.9 m2
Arazi Büyüklüğü:	2000 m2

Room details

Total rooms:	7
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Building details

Parking:	Evet
Number of Garages:	1
Outdoor Amenities:	Pool

Lease terms



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