Luxus Immobilien Istrien
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Luxus Immobilien

Location :	Buje
Code :	00103
Building size :	279 m2
Lot size :	1270 m2
Distance from center :	3000 m
Distance from sea :	7000 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	4
Number of bathrooms :	4
Year of construction :	2026
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	10.350.000 Kn
Price :	1.380.000 €

Luxury Villa Under Construction with Panoramic View – Buje Area, Near the Slovenian Border

For sale: an exceptional modern single-storey villa with a swimming pool, located in a peaceful area near Buje, just a short distance from the Slovenian border. Designed by a renowned architect celebrated for his award-winning projects across Istria, this property embodies refined elegance, functionality, and perfect harmony with its natural surroundings.

The plot of 1,270 m² lies on a south-facing slope, offering open

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views of Buje, untouched nature and olive groves, and even a sea view towards the west. The villa is carefully oriented to maximize natural light, privacy, and the breathtaking landscape.

This elegant ground-floor residence features 229 m² of interior space, a 103 m² terrace, and an impressive 70 m² swimming pool stretching 20 meters in length — ideal for relaxation and outdoor living.

The interior layout includes a spacious open-plan living area with kitchen and dining space, highlighted by a large indoor fireplace and underfloor heating that ensures comfort throughout the year. There are four bedrooms, each with its own en-suite bathroom, and an additional guest toilet. Every room is equipped with air-conditioning units providing both heating and cooling.

The villa will feature premium materials and design elements from internationally recognized brands:

Kitchen: Vipp V1

Lighting: Vipp and Artemide

Sofa: Zara Home by Vincent van Dyson

Dining Table: Handmade solid wood

Chairs: Malawi Chair by TineKhome

Sunbeds: Weisshäupl

The first phase of the façade has been completed, with side cladding and provisional entrance doors installed. The villa will remain in this stage until a buyer is found, after which completion will take place within a maximum of seven months,

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in agreement with the new owner.

Buyers have the opportunity to customize the interior design according to their personal preferences and lifestyle.

This outstanding property combines architectural excellence, modern comfort, and the timeless beauty of the Istrian landscape — a truly exceptional investment or dream home near the Slovenian border.