

Location :	Buje
Code :	00644
Building size :	465 m2
Lot size :	1500 m2
Distance from center :	5000 m
Distance from sea :	17000 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Floor :	n/a
Number of floors :	3
Number of bedrooms :	6
Number of bathrooms :	7
Year of construction :	2023
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	
Price :	on request €

## Luxury Real estate Istria, modern villa on sale, near Buje

The luxury villa with one of the most beautiful views in Istria is located in a quiet and small place in the vicinity of Buje, from which there is a magical view from the mountain Učka, the river Mirna and the sea and even the Alps. While swimming in the 14 m long pool, you can enjoy the view of the Mirna river valley, the hunting ground and the Motovun forest, famous for the famous Istrian truffle. The property is newly built in accordance with ecological standards, exclusively with natural materials such as stone/wood, the garden is decorated exclusively with domestic plants, olive trees. The villa has 6

bedrooms with attached bathrooms, and all of them offer a beautiful view of the sea. The living area covers 100m<sup>2</sup>, and includes a luxurious kitchen with an island equipped with the most modern modern technology... there is also a dining room with a fireplace, as well as a living room with a beautiful view of the sea, and it has two French doors that lead to the outdoor terrace, sunbathing area, swimming pool, summer kitchen and lawn. In the continuation of the living room, there is a wellness and fitness room, which also offers a beautiful view. All furniture is signed by designers and made to measure. The facility is equipped with the most modern central heating and cooling system, as well as solar panels, and all bathrooms have underfloor heating. In addition to sunbathing, enchanting views, and peace, the pool also offers a particularly large outdoor shower. The property also has parking for five cars, as well as all additional facilities such as; outdoor grill.

For any further information you may need please do not hesitate to ask.