



Code :	00019
Location :	Buje
Building size :	260 m ²
Lot size :	580 m ²
Distance from center :	3000 m
Distance from sea :	4500 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	6
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2024
Energy efficiency :	A+

Just 5 minutes from the Slovenian border near Buje, on an elevated plot of 580 m², the construction of a luxury detached villa of modern design with a pool is nearing completion. The gross area of the villa is 260 m² (net area 169 m²), spread over ground and first floors.

On the ground floor, there is a bathroom, a separate room for pumps and a laundry room, and an open space area (kitchen with pantry, dining room, and large living room) leading to a spacious terrace with a 30 m² heated pool and sunbathing area. Internal stairs lead to the first floor with three bedrooms and two bathrooms. Two bedrooms share one bathroom, while the third bedroom is a master bedroom with its own bathroom and walk-in closet. Each bedroom has its own terrace, and the master bedroom overlooks the pool, with a view of the sea from the terrace.

The entire villa is equipped with underfloor heating via a heat pump, air conditioning for cooling, and the roof is prepared for the installation of photovoltaic panels for solar energy. Adjacent to the villa is a semi-open garage and three additional parking spaces. The villa is being sold completely finished and built, unfurnished. Completion of construction is expected by summer 2024.

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