



<b>Code :</b>	00057
<b>Location :</b>	Buje
<b>Building size :</b>	352 m2
<b>Lot size :</b>	193 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of adaptation :</b>	2016
<b>Energy efficiency :</b>	under development

**Price : 315.000 €**

**ONLY IN THE OFFER OF ABER INTERNATIONAL! EXCLUSIVE SALE!**

The house is built in a traditional style and is located in a row of Istrian stone houses with an open view of the Istrian landscape and the sea.

The house is located on a plot of 193 m2, of which the house occupies 127 m2 and the yard 66 m2. The house has a total of 352 m2 including the terraces. It extends over the ground floor, first floor and second floor, and three separate residential units are planned. The house was partially renovated in 2016.

The ground floor, with an area of 98 m2, is in a shell construction phase, intended as a separate residential or commercial unit. From the ground floor, there is access to a spacious covered terrace of 29 m2. A beautiful open view is also available from the ground floor.

The first floor is accessed through a separate covered entrance, where a traditionally yet modernly decorated apartment of 98 m2 is located. It consists of an entrance hall, anteroom, storage room, living room with kitchen and dining area (open space), 2 bedrooms and a bathroom. From the living room, there is access to a large uncovered terrace of 29 m2, ideal for enjoying the peaceful surroundings with a wonderful view of the sea and the beautiful Istrian landscape.

On the 2nd floor, there is another apartment in the shell construction phase of 98 m2. The roof slabs and the roof are new,

and the façade is completely finished in authentic Istrian style.

The house is heated using 3 air conditioners.

Krasica, a peaceful Istrian oasis, located in the heart of northwestern Istria, not far from Buje and Grožnjan, is an ideal place for those seeking peace, authenticity and natural beauty. Surrounded by rolling hills, vineyards and olive groves, this location exudes Istrian tradition and offers a unique blend of rural charm and modern amenities.

Krasica is just a few minutes' drive from the Adriatic Sea and the beautiful beaches of western Istria, and is also close to the borders with Slovenia and Italy, making it a perfect base for exploring the region. Nearby are renowned Istrian wineries and olive oil producers, as well as numerous cycling and hiking trails that lead through picturesque landscapes.

Whether you are looking for a home for peaceful living or an investment in tourism, this property offers an ideal combination of nature, tradition and accessibility.

ABER INTERNATIONAL d.o.o., Pozioi 2, Umag  
00385 (0)98 335 868 (Viber AND WhatsApp active)  
[aber.croatia@gmail.com](mailto:aber.croatia@gmail.com)