



Code :	00065
Location :	Buje
Building size :	200 m ²
Lot size :	8150 m ²
Distance from center :	5000 m
Distance from sea :	9000 m
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	7
Number of bathrooms :	3
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	under development

A detached house with an estate is for sale in the immediate surroundings of Buje towards Umag, located in a quiet and exceptionally перспектив location.

The entire estate comprises three cadastral parcels with a total area of approximately 8,150 m², representing an excellent opportunity for investment, a tourist project, or an exclusive luxury private estate.

The first parcel measures 2100 m² and contains a detached two-storey house of 200 m² with two residential units.

The apartment on the ground floor consists of an entrance hallway, two bedrooms, a kitchen, a living room, and a bathroom.

On the upper floor there is a larger apartment with a spacious living room connected to the kitchen and dining area (open space), three bedrooms, a bathroom, a hallway, a storage room, as well as an additional bathroom and access to the ground floor where the central heating boiler room is located. Heating is additionally provided by air conditioning units and a wood-burning stove.

The house has been partially renovated and is currently used for residential purposes, while one of the apartments is successfully categorized for tourist rental.

Within the house there is a garage and an additional covered garage for two vehicles, while further parking is provided in a covered structure next to the house.

Given that the building plot is large, there is a possibility of subdivision and construction.

Possibilities for subdivision of the building land:

2 plots of approx. 650 m² – up to 45 % built-up area

4 plots of approx. 300 m² – up to 50 % built-up area (up to 150 m² GFA per floor)

1 plot of approx. 1,200 m² – possibility of construction up to 325 m² per floor, maximum 3 floors

The second connected parcel is agricultural land measuring approx. 1900 m². The land is ideal for recreational facilities, sports courts, a swimming pool, or additional auxiliary amenities. On the third connected parcel with an area of approx. 4150 m² there are two auxiliary buildings of 110 m² and 50 m², which are fully legalized, as well as a spacious olive grove with more than 50 large olive trees.

The estate is located in a peaceful environment, 5 km from the Plovanija border crossing, near Buje towards Umag. The distance to the sea and all key amenities is only 9 km. Thanks to its secluded position on the edge of the settlement, it is surrounded by nature and offers complete privacy. From the entire land, as well as from the house, there is an open panoramic view of the surrounding landscape.

This property represents an excellent opportunity for tourist investment, as well as an ideal home for a larger family seeking peace, space, and life in nature.