

REN Nekretnine

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Location :	Buje
Code :	05615
Object area :	279.00 m2
Land area :	1270.00 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
Additional building potential :	No

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 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



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and dining space, highlighted by a large indoor fireplace and underfloor heating that ensures comfort throughout the year. There are...