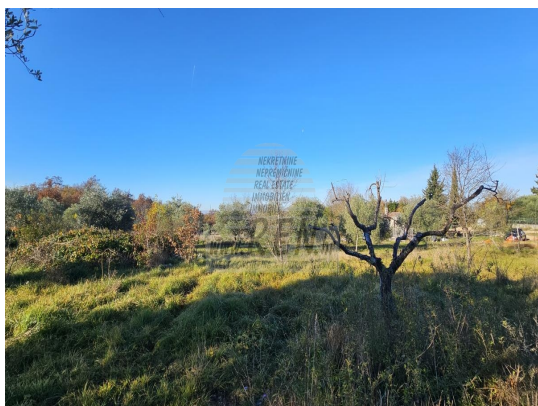


REN Nekretnine

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Location :	Buje
Code :	05633
Object area :	1285.00 m2
Land area :	1285.00 m2
Distance from center :	3000 m
Distance from sea :	6000 m
Seaview :	No

Price :	1.542.000 Kn
Price :	205.600 €

In a tranquil area near Buje, close to the Slovenian border, a building plot of 1,285 m² is for sale, complete with a concept design that is ready for submission for a building permit. Surrounded by only a few family homes and untouched Istrian nature, the plot offers exceptional privacy and ideal conditions for constructing a modern villa.

The conceptual project envisions an elegant, contemporary single-storey villa designed for maximum comfort and functionality. It includes four spacious bedrooms, a large open-plan living area, a fitness room, and a luxurious 70 m² outdoor pool that serves as the central area for relaxation and enjoyment.

Thanks to its location, the size of the parcel, and the prepared project documentation, this property represents an excellent opportunity to build a private modern residence or develop an investment project in one of the most desirable regions of northwestern Istria.