



Location :	Buje
Code :	05683
Object area :	315.00 m2
Land area :	4000.00 m2
Distance from center :	3000 m
Distance from sea :	20000 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	4
Number of bathrooms :	5
Year of construction :	2027
Additional building potential :	No

Price :	
Price :	price on request €

In a unique location, just 2 km from Oprtalj and 20 km from the sea, we offer you the opportunity to realize a luxury Istrian villa on a “turnkey” basis – fully completed and ready to move in or rent.

The project includes the construction of an exclusive villa that combines traditional Istrian charm with modern comfort. Set on a spacious 4,000 m² plot (2,000 m² of building land), the villa is thoughtfully designed and equipped to high standards.

Planned villa includes:

- 4 spacious bedrooms, each with en-suite bathroom
- total of 5 modern bathrooms
- open-plan living room with kitchen and dining area
- large glass walls with access to terrace and garden
- private swimming pool and sunbathing area
- landscaped Mediterranean garden with possibility for olive trees or additional features



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Construction is carried out on a “turnkey” basis, meaning we handle the entire process – from concept to final finishes.

Located in a peaceful natural setting, this property offers complete privacy and an authentic Istrian atmosphere – perfect for luxury living or a premium rental investment.