

SUNSET REAL ESTATE

Ulica 1. Svibnja 4, 52460 Buje

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Code :	00114
Location :	Buje
Building size :	120 m ²
Lot size :	330 m ²
Distance from center :	1500 m
Distance from sea :	12000 m
Number of levels :	2
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Parking :	Yes
Air conditioning :	Yes
Terrace :	Yes
Underfloor heating :	Yes
Security door :	Yes
Year of construction :	2025
Energy class :	under development

Price : 320.000 €

For sale is a modern semi-detached house with a pool located in Buje, spread over two floors. The total area of the house is 120 m², and the land it sits on is 330 m², with a planned pool of 18 m². On the ground floor, there is a spacious living room with an open-plan kitchen and dining area, a guest WC, and a storage room. From the living room, you can access the covered terrace of 10.76 m², which leads to the well-maintained garden with a pool, sunbathing area, and two parking spaces. Internal stairs lead to the upper floor, where there are three bedrooms, one of which is a master bedroom with an en-suite bathroom, an additional bathroom, and a terrace.

The house is being built using high-quality materials, with underfloor heating powered by a heat pump and cooling through air conditioning units. The windows will be PVC with double-glazed glass, and the floors will combine ceramics and wood. The energy-efficient facade will be insulated with 10 cm of styrofoam.

The property is being sold as "turnkey," which means it will be fully completed but unfurnished. The planned start of construction is at the end of 2025.

The house is located in a peaceful setting, ideal for family life, but it also offers excellent potential for tourist rentals. The center of



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Buje and all essential amenities are 1.5 km away, and the nearest beach is 12 km from the property.