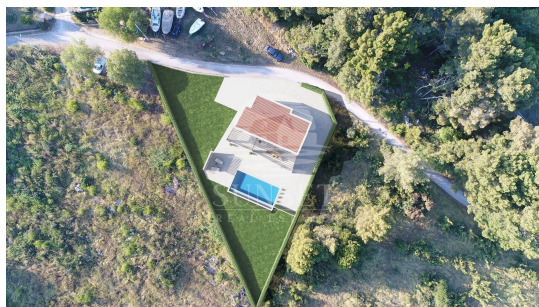




Code :	00195
Location :	Buje
Lot size :	1041 m ²
Distance from center :	2000 m
Distance from sea :	4000 m
Swimming pool :	Yes
Energy class :	under development

Price : 298.000 €

Located in the peaceful village of Kaštel, near Buje and just a few minutes' drive from the Slovenian border, this building plot of 1,041 m² comes with a valid building permit for the construction of a modern luxury villa with a swimming pool and wellness facilities.

This property represents an excellent opportunity for anyone looking to start construction immediately, without the lengthy process of obtaining permits and incurring additional administrative costs. The land is sold with complete project documentation, while electricity and water connections have already been arranged, enabling the future owner to begin the project more quickly.

According to the project, a contemporary villa with a total living area of 270 m² is planned, distributed over two floors. The ground floor, covering 135 m², includes a spacious wellness area, an open-concept kitchen connected to the dining and living area, as well as technical and utility rooms. The upper floor, also measuring 135 m², features three spacious bedrooms, three bathrooms, and a large terrace offering the perfect space for relaxation and privacy.

The location provides an ideal combination of a tranquil environment and excellent transport connections. The Slovenian border is only 2 kilometres away, while Portorož Airport is approximately 4 kilometres from the property. Numerous Istrian wineries, restaurants, cycling and hiking trails, golf facilities, as well as well-maintained beaches and marinas in Umag and Novigrad, are located nearby.

Thanks to the completed documentation, arranged utility connections, and a carefully designed project, this property is an excellent choice for building a private residence, a luxury holiday home, or a property intended for tourist rental.

Properties of this kind, with resolved documentation and ready for immediate construction, are rarely available on the market.



SUNSET REAL ESTATE

Ulica 1. Svibnja 4, 52460 Buje

e-mail: info@sunset-realestate.hr

web: sunset-realestate.hr

info: +385 92 150 8921

Contact us for additional information, access to the project documentation, or to arrange a viewing and discover all the advantages of this attractive investment opportunity in the immediate vicinity of Slovenia.