



Code :	00204
Location :	Buje
Building size :	78 m2
Distance from sea :	12000 m
Number of levels :	3
Number of floors :	2
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Furnished :	Yes
Security door :	Yes
Year of adaptation :	2025
Energy class :	under development

Price : 250.000 €

For sale is a renovated house located in the very heart of the historic center of Buje, with a total surface area of 78 m², arranged over three floors.

The house was renovated in 2025, including the refurbishment of the walls, floors, electrical installations and joinery. The property is sold fully furnished, with new furniture and appliances.

On the ground floor there is a kitchen with built-in appliances, a dining area and a bathroom.

The first floor features a comfortable living room, while the second floor consists of a bedroom, providing a functional layout with clearly separated living areas across the floors.

The house is equipped with an inverter air-conditioning unit, new lighting and electrical installations with automatic circuit breakers. Additional features include modern technological solutions such as a smart lock with PIN code, fingerprint or RFID card access, video surveillance, a smart TV and Wi-Fi connectivity with remote control options.

The location offers good connections with the rest of Istria and neighboring Slovenia – the sea and the nearest beaches are approximately 12 km away, while the Slovenian border is around 8 km away.

Thanks to its renovation and attractive location in the historic center of Buje, this property is an excellent choice for permanent residence, a holiday home or an investment for long-term rental. The property is sold furnished and equipped and is ready for immediate use. It has a valid occupancy permit, which makes it eligible for purchase through a housing loan.