MANUEL ESTATE

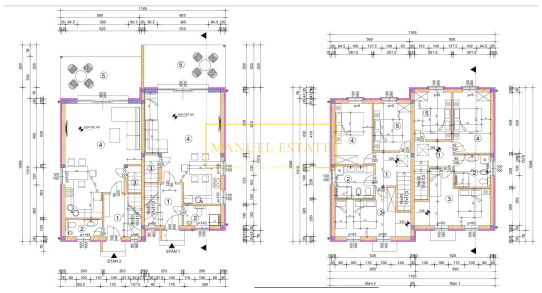
REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550









Code :	11452
Location :	Buje
Building size :	100 m2
Lot size :	360 m2
Distance from sea :	8000 m
Distance from airport :	77 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 275.000 €

For sale is a luxurious semi-detached house located near Buje, offering the perfect blend of comfort, functionality, and natural beauty. With a total area of 100 m² and a yard of 265 m², this property provides ideal conditions for family living, as well as a great opportunity for tourist rental.

The ground floor features a spacious living room with a kitchen and dining area, which opens to a covered terrace, perfect for enjoying the fresh air. Additionally, this floor includes a toilet and a functional storage room, enhancing the practicality of the space.

On the upper floor, there are three comfortable bedrooms, two of which have access to a terrace with a stunning view of the sea and surrounding nature, creating a perfect ambiance for complete tranquility. The bathroom is modernly equipped, and the house is designed with a focus on comfort.

The property is heated by energy-efficient underfloor heating powered by direct current, with the option to install a heat pump, while cooling is provided by modern air conditioning units. The yard offers the possibility of building a swimming pool, further enhancing the quality of life in this space.

The house's facade will be highly insulated with 10 cm of styrofoam, and the windows will be equipped with triple glazing, ensuring excellent energy efficiency and a comfortable temperature throughout the year.

MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550

Located in a peaceful environment, this house is perfect for family living and, due to its location, can also serve as an attractive property for tourist purposes. It is ideal for those seeking privacy and tranquility, while still being close to all necessary amenities.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.