



Code :	02835
Location :	Buje
Building size :	384.00 m2
Plot size :	832 m2
Garden size :	832 m2
Numer of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	2
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2026
Swimming pool :	Yes
Sauna :	Yes
Air conditioning :	Yes
Electric blinds :	Yes
Underfloor heating :	Yes
Sat/Tv :	Yes
Alarm :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 1.595.000 €

From our portfolio, we highlight a luxury detached villa situated on a south-facing hill in a tranquil Istrian setting, offering panoramic views stretching across vineyards and green hills all the way to the sea. With a total gross surface area of 384 m² on a plot of 832 m², the villa is designed with an emphasis on modern lifestyle, top-tier construction quality, and a seamless connection between indoor and outdoor spaces.

Ground Floor – Elegant Living and Connection with Nature

The ground floor comprises an elegant living area enhanced by luxury marble flooring and underfloor heating that extends throughout the entire villa.

The spacious open-plan living room is connected to a top-quality kitchen and dining area.

Adjacent to the main kitchen is an additional, discreetly positioned kitchen, ideal for food preparation when hosting gatherings or staying with a private chef.

This floor also features a modern bathroom.

Large glass sliding doors provide an abundance of natural light and open the space toward arcaded terraces, an outdoor kitchen, and a swimming pool.

Upper Floor – Relaxation and Privacy Zone



HABITARE REAL ESTATE

Mate Vlašića 20, 52440 Poreč

mail: info@habitare.hr

web: habitare.hr

Tel: +385 52 433 801 | Mob: +385 98 411 430

The upper floor is dedicated to peaceful rest and includes three bedrooms.

Two of the bedrooms feature their own en-suite bathrooms, ensuring an extra level of comfort and privacy for owners and their guests, comparable to boutique hotels.

Lower Floor – Entertainment and Wellness Area

A special feature of the villa is the lower floor, designed as an exclusive space for relaxation, recreation, and entertainment. This level includes:

Private home cinema room

Casino room with a custom-made roulette table and an elegant bar

Wine cellar

Wellness room with a high-end sauna

Laundry room, toilet, and storage room

Access to a quiet patio, which is connected via strategically placed exterior stairs to the ground-floor terrace and the pool.

Exterior and Additional Features

The outdoor area naturally extends the interior. The beautifully landscaped garden is designed to offer peace and privacy, with greenery, palm trees, and hedges that further emphasize the Mediterranean charm of the property. Parking space for three to four vehicles is provided in front of the villa, and a unique feature of the estate is a practical rotating platform that enables easy and elegant vehicle maneuvering.

The villa is being sold fully furnished and equipped, with exceptional attention paid to every detail. The property is completely finished, ready for occupancy, and through its position, superb architecture, and amenities, represents an exceptional opportunity for those seeking a luxury Istrian villa for personal vacation or as a top-tier investment for luxury rental.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.