

Croatia Istria area – Beautiful Istrian villa in Buje

2.250.000 €



Property details

Type:	House
Bedrooms:	4
Land included:	2400m2
Size:	500m2
Region:	Ljubljana & Surroundings
City:	Buje
Built:	2006
Renovated:	2017



Description

The villa is located 1 km away from the town of Buje, in a beautiful Istrian village.

The villa has been built with high quality materials with a typical Istrian stone exterior including a 55 cm thick exterior wall facade, polished "Kanfana" stone in the interior of the villa, top quality Italian ceramics, high quality oak flooring "Merbau", exterior joinery from Aries, interior joinery "Rimadesio" (aluminum-glass-wood), central heating, underfloor heating, 7 air conditioning units and many other built-in materials displaying the high quality construction of this villa.

The villa has approx. 500 m2 of living space including a terrace and comes with 2.500 m2 of land.

Numerous large windows and glass provide plenty of daylight to the entire area, as well as a beautiful view of the pool, the sea and the surroundings.

On the ground floor there is a modern Tavern that is designed as an open space with central fireplace. The living room area is complemented by the Chesterfield leather sofa, the dining room has a large Mahogany table.

Modern kitchen equipped with "Miele" appliances - a hob, a steam oven, a volcano grill, a microwave oven, a large American refrigerator with ice maker. Behind the large kitchen, there is another small kitchen for everyday use.

Also on the ground floor, there is a separate guest toilet, a bedroom and a bathroom, from this room through the double French doors you access the terrace which faces the garden.

The relaxing Relaxation area consists of a Hot Tub, infrared sauna, Finnish sauna, open shower and TV.

The wide internal stairs covered with polished Kanfana stone and wrought iron handrails lead to the first floor where there is a beautifully furnished living room with high ceilings and a large terrace overlooking the Italian Alps and the magnificent sunset over the sea.

The living room is equipped with Italian designer furnishings, where the focal point is a large modern fireplace.

A wide open stone staircase leads to the Gallery where there is a library and TV room with surround system, DVD player and plasma TV.

There is a modern bedroom with a view of the garden.

The master bedroom with large ensuite bathroom and wardrobe has access to a terrace nice views of the woods, the old town of Buje, a distant view of the sea and the Italian Alps.

There is another double bedroom with a double bed leading to another terrace facing the garden with a beautiful bathroom with multipurpose shower.

Throughout the villa, walls are decorated with paintings (Oil on canvas) from well known and respected Croatian artists.

The villa has secure parking spaces within the yard of the villa.

Landscaped grasslands around the villa are planted with Mediterranean plants such as lavender, oregano, rosemary, sage, mint and Olive trees. The delightful garden is complemented by a large 12×6 m pool, which has a cross-flow device and a sea salt filtration system, (not aggressive chlorine). Beside the pool, there is a large summer kitchen equipped with all the appliances built into the stone working area and traditional fireplace.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT