

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10818
<b>Location :</b>	Buje
<b>Building size :</b>	317 m <sup>2</sup>
<b>Lot size :</b>	592 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	a
<b>Year of construction :</b>	2015

Price : price on request €

Momjan, Istria - quiet location among vineyards

In the charming Istrian village of Momjan, known for top-quality wines, truffles, and unspoiled nature, lies this unique villa with a pool that combines contemporary design, functionality, and a lifestyle without compromise. Situated on a plot of 837 m<sup>2</sup>, the villa offers a spectacular view of the surrounding hills and the Adriatic Sea.

This property offers complete privacy and peace, yet is close to all necessary amenities, making it ideal for year-round living or as a luxury holiday home.

Area and layout:

The total living area is 317.91 m<sup>2</sup>, distributed over three floors:

Basement (168.88 m<sup>2</sup>)

- Living room with kitchen and dining area
- Three bedrooms
- Two bathrooms
- Three additional rooms

Ground floor (105.31 m<sup>2</sup>)

- Spacious living room
- Modern kitchen with dining area
- Guest toilet
- Terrace with a view

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First floor (43.72 m<sup>2</sup>)

- Master bedroom with private bathroom (massage shower and sauna)
- Terrace with sea view
- Garden

The garden is carefully landscaped with Mediterranean plants and fruit trees. In front of the house there is a pool with an open view, an outdoor shower with hot water, seven parking spaces, a garage, and two entrances to the yard. The entire space is adapted for people with disabilities, and the infrastructure is prepared for the future installation of an elevator on all floors.

Technical equipment and security:

- Air conditioning
- Wood-burning fireplace
- High-quality PVC joinery with triple glazing
- High-quality parquet and ceramic tiles
- Alarm system
- Video surveillance (seven cameras)
- Satellite TV

The property is in an excellent location:

- 5 km from Buje
- 15 km from Umag
- 15 km from the sea and natural stone beaches
- 80 km from Pula Airport, Trieste (I)

For more information and to arrange a viewing, contact the agent directly.