

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12191
<b>Location :</b>	Buje
<b>Building size :</b>	384 m2
<b>Lot size :</b>	832 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

**Price :** 1.750.000 €

For sale: A luxurious modern villa with a swimming pool in an exceptionally attractive location in a quiet neighborhood, Buje, with panoramic views of the sea and olive groves.

The total area of the house is 384 m<sup>2</sup>, of which 280 m<sup>2</sup> is net living space, while 104 m<sup>2</sup> consists of spacious terraces. The house is spread over a basement, ground floor, and first floor, and thanks to the carefully designed project, stunning views are available from almost every room.

The house features three spacious bedrooms, and the property is enhanced by a range of unique and luxurious amenities:

- Private cinema room
- Casino/lounge area for entertainment
- Wine cellar
- Spa area with sauna
- Two kitchens
- Hidden panic room
- Rotating parking platform
- System for disposing of dirty laundry between floors

The house is equipped with a modern heating, cooling, and ventilation system via a heat pump, ensuring energy efficiency and maximum comfort throughout the year.

The landscaped yard offers complete privacy and includes:

- Swimming pool
- Outdoor space for grilling and socializing

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The property is currently in the final stages of construction, and the listed price refers to a fully completed and furnished object.

This villa represents a rare opportunity to purchase a luxury property - ideal for private living, vacationing, or exclusive tourist rentals.

For more information, please