

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	13774
Location :	Buje
Building size :	200 m2
Lot size :	8000 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1911

Price :	415.000 €
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For sale is a detached house located in the vicinity of Buje, in an exceptionally attractive location.

The property consists of three plots with a total area of approximately 8,000 m², making it ideal for a larger investment, a tourist project, or a luxurious private estate.

Property composition:

Olive Grove

A plot with approximately 50 olive trees and auxiliary (economic) buildings, properly registered in the land registry.

Agricultural Land

Suitable for additional facilities such as sports fields, recreational areas, or a swimming pool.

Building Plot – approximately 2,000 m²

The plot includes:

A house with a total area of approximately 200 m²

Two residential units

A garage within the house

A covered separate garage with 2 parking spaces

Possibilities for subdividing the building land:

The building plot offers exceptional flexibility:

2 larger plots of approximately 650 m²

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- up to 45% built-up area

4 smaller plots of approximately 300 m²

- up to 50% built-up area (up to 150 m² GFA per floor)

One larger plot of approximately 1,200 m²

- up to 325 m² per floor, with the possibility of 3 floors

Property potential:

Ideal for a larger investment with multiple residential or tourist facilities.

Suitable for a luxury villa with additional amenities.

Possibility of combining residential, tourism, and agriculture.

The property is currently habitable but requires renovation.

Large land area and a combination of building and agricultural land.

Quiet location with excellent transport connections.

5 km from the Plovanija border

12 km from the sea

For more information, please