

ISTRIA ADRIA

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Code :	16225
Location :	Buje
Building size :	103 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

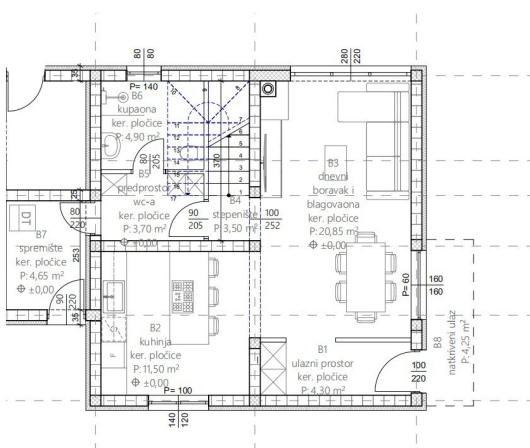
Price : 299.000 €

For sale is a modern semi-detached house in Kaštel, just a few minutes' drive from Buje and in close proximity to the Slovenian border, ideal for living or investment.

The house spans 103 m² and is designed with an emphasis on contemporary style, practicality, and comfort. It features a modern sloped roof and a carefully planned layout that ensures optimal use of space.

The ground floor includes an open living area connected to the kitchen and dining room, as well as an additional bathroom, while the upper floor houses three comfortable bedrooms and two modernly equipped bathrooms.

The property is located in a quiet and well-maintained neighborhood, suitable for family living, but due to its position and proximity to the border, it also offers excellent potential for tourist rentals.



STAN B, zatvoreni prostori

B1	ulazni prostor	ker. pločice	4,30	1,00	4,30
B2	kuhinja	ker. pločice	11,50	1,00	11,50
B3	dnevni boravak i blagovaona	ker. pločice	20,85	1,00	20,85
B4	stepenište	ker. pločice	3,50	1,00	3,50
B5	predprostor wc-a	ker. pločice	3,70	1,00	3,70
B6	kupaona	ker. pločice	4,90	1,00	4,90
B7	spremište	ker. pločice	4,65	1,00	4,65

STAN B, natkriveni prostori

B8	natkriveni ulaz	ker. pločice	4,25	0,50	2,12
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UKUPNO STAN B - prizemlje: 57,65 m² 55,52 m²

