



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02314
Location :	Buje
Building size :	120 m ²
Lot size :	60 m ²
Distance from center :	200 m
Distance from sea :	0 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 330.000 €

An exceptional Istrian stone house dating back to 1918 is offered exclusively for sale. It was thoroughly and beautifully renovated in 2025 and is located in the surroundings of Momjan, near Buje.

This carefully restored property of approx. 120 m² extends over three floors and represents a perfect blend of authentic Istrian architecture and modern luxury. It is a rare opportunity on the market, distinguished by its authenticity, high-quality renovation, and unique location.

During the renovation, original elements such as stone walls and wooden beams were preserved, while the interior and installations were executed according to modern standards of comfort and energy efficiency (A+). The house radiates warmth through natural materials and elegant design, creating an exclusive living atmosphere full of character.

Layout: Ground floor: spacious tavern (approx. 38.5 m²) with bathroom - ideal as a studio apartment, wellness area, or additional living space
First floor: two comfortable bedrooms and a modern bathroom
Top floor (attic): open-plan living area with kitchen, dining room, and living room, with access to a covered terrace offering a beautiful sea view

Additional value: The property includes an additional plot of approx. 90 m², included in the price, suitable for parking, a summer kitchen, lounge area, or other amenities.

The courtyard (approx. 60-90 m²) is partially enclosed by a traditional stone wall, enhancing privacy and authenticity.

Key features:
4 rooms (3 bedrooms)



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2 bathrooms + guest toilet
Underfloor heating
Air conditioning (heating and cooling)
Energy class A+
Sea view
Private parking
Jacuzzi installation option
Septic tank
Access via paved road

Documentation: Ownership in order, building permit available, occupancy permit in process.

Location: The house is situated in a authentic rural setting in northwestern Istria, in the surroundings of Momjan, known for wine roads, renowned wineries, and rich gastronomy. Nearby are Grožnjan, as well as coastal towns Umag and Novigrad.

Distances:

Sea: approx. 15 km

Highway: 10 min

Slovenian border: 15 min

Buje: 7 min

Umag: 20 min

Novigrad: 25 min

Grožnjan: 15 min

An exclusive property with character and soul – ideal as a luxury private residence or a high-end rental investment in one of the most desirable regions of Istria.