



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02355
Location :	Buje
Building size :	205 m ²
Lot size :	339 m ²
Distance from center :	2000 m
Distance from sea :	10000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 640.000 €

Istria, surroundings of Momjan - Semi-detached house with swimming pool and auxiliary building in an authentic Istrian setting

In the surroundings of beautiful Momjan, one of the most charming Istrian towns known for its wines, gastronomy, history and wonderful panoramic views, a modern semi-detached house with a swimming pool is for sale, situated in a peaceful and natural environment.

The house has a total gross area of 205 m² and is located on a landscaped plot of 339 m². Next to the main house there is also an auxiliary building of 25 m², ideal as a summer kitchen, a space for socializing by the pool or an additional area according to the needs of the future owner.

The house extends over two floors. On the ground floor there is a spacious living room with kitchen and dining area, a bathroom, a technical room, storage space under the staircase and access to a large covered terrace, which connects the interior with the garden and swimming pool.

On the first floor there are three spacious bedrooms, each with access to a large shared terrace, two bathrooms and an additional technical room. The layout is functional and suitable both for comfortable family living and tourist rental.

In the beautifully landscaped garden there is a 25 m² swimming pool with a sunbathing area and outdoor shower, while the auxiliary building with an additional toilet further increases the comfort of using the outdoor space. The house has three parking spaces.

The property is built and equipped with quality materials. Installations for



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underfloor heating and a heat pump have been prepared, while cooling is planned via air-conditioning units. There is also the possibility of installing a fireplace. The house features quality triple-glazed joinery with electric shutters, 10 cm thermal insulation, quality interior and exterior ceramics, and a landscaped garden.

The location is very suitable for peaceful living, a holiday home or an investment in tourist rental. Momjan is only a few minutes' drive away, while shops and a school are approximately 5 minutes away by car. The sea can be reached in about 15 minutes of easy driving. Nearby there are renowned restaurants, wineries and numerous amenities that make this area particularly attractive.

Due to its location, construction quality, swimming pool and additional auxiliary building, this property represents an excellent opportunity for anyone looking for a ready-to-use holiday home, a year-round residence or a quality investment in the heart of Istria.