



PARENTIUM PREMIUM
Real Estate

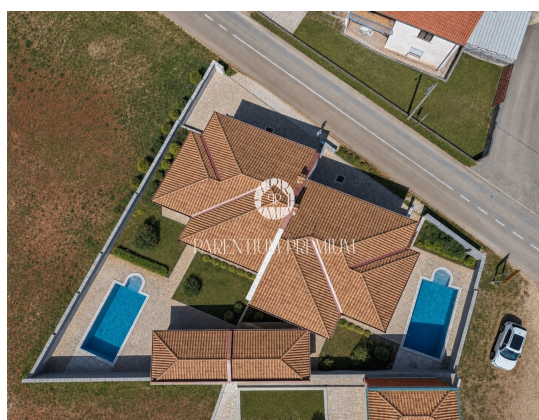
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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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, vicinity of Momjan – Semi-detached house with pool and auxiliary building in authentic Istrian surroundings

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

The house has a total gross area of 205 m² and is situated on a well-maintained plot of 339 m². Alongside the main house, there is also an auxiliary building with an area of 25 m², ideal for a summer kitchen, gatherings by the pool, or additional space according to the future owner's needs.

The house spans two floors. On the ground floor, there is a spacious living room with a kitchen and dining area, a bathroom, a technical room, a storage space under the stairs, and an exit to a large covered terrace that connects the interior space with the garden and pool.

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

In the beautifully landscaped garden, there is a pool with an area of 25 m², equipped with a sunbathing area and an outdoor shower, while the auxiliary building with an additional toilet enhances the comfort of using the outdoor space. The property includes three parking spaces.



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The property is well-built and equipped. Heating installations for underfloor heating and a heat pump have been installed, cooling is provided via air conditioning, and there is also the possibility of installing a fireplace. The house features high-quality three-layer joinery with electric shutters, 10 cm of polystyrene thermal insulation, quality indoor and outdoor ceramics, and a well-maintained garden.

The location is very suitable for peaceful living, vacationing, or investing in tourist rentals. Momjan is just a few minutes' drive away, with shops and schools located approximately 5 minutes away, while the sea is about a 15-minute leisurely drive. Nearby are renowned restaurants, wineries, and numerous amenities that make this area particularly attractive.

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