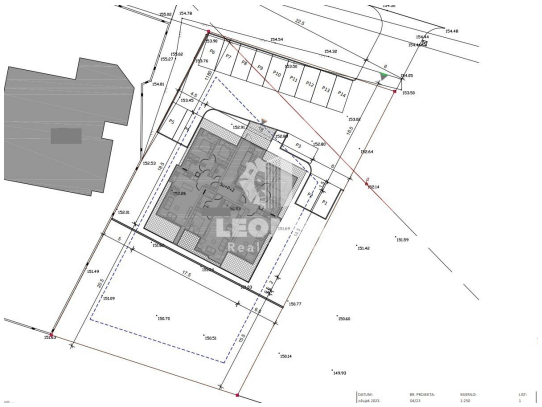
**LEONES REAL ESTATE**
**Ulica Olge Ban 9, 52470 Umag**
**e-mail: info@leones-realestate.hr**
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**info: +385 99 284 2871**











| | |
|---|---|
| **Code :** | 00141 |
| **Location :** | Buje |
| **Building size :** | 77 m2 |
| **Garden size :** | 60.00 m2 |
| **Distance from sea :** | 8000 m |
| **Floor :** | Ground floor |
| **Number of bedrooms :** | 2 |
| **Number of rooms :** | 3 |
| **Number of bathrooms :** | 1 |
| **Number of toilets :** | 1 |
| **Arranged environment :** | Yes |
| **Asphalted :** | Yes |
| **Parking :** | Yes |
| **Air conditioning :** | Yes |
| **Underfloor heating :** | Yes |
| **Terrace :** | Yes |
| **Security door :** | Yes |
| **Internet :** | Yes |
| **PVC doors and windows :** | Yes |
| **Year of construction :** | 2027 |
| **Condition :** | New construction |
| **Energy efficiency :** | A |

| | |
|---|---|
| Price : | 240.000 € |

Quality apartment on the ground floor with a garden near Buje, Kaštel

Exclusive, only in the agency Leones Real Estate, for sale a ground floor apartment with a garden near Buje - Kaštel.

The net usable area of

the apartment is 76,72 m2, while the area of

the garden is about 60 m2. The apartment consists of an entrance hall, a living room with a kitchen, 2 bedrooms, one bathroom, toilet and a large terrace of 16 m2. The apartment will have an external storage room of 3.5 m2 and 2 parking spaces.

The carpentry will be antarcite-colored PVC with three-layer glass and built-in mosquito nets, while the sanitary ware and tiles will be first class. The price includes the predisposition for underfloor heating with direct current of 12V. The facade will be

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energy-efficient - 10 cm styrofoam, while the structure will be made of Porotherm bricks with a thickness of 25 cm. Each room will have an air conditioning unit.

The begining of construction is in fall.

The apartment is located near all facilities and 8000 m from the sea and the beach. The distance from the airport is only 6000 km, while the distance from Portorož is 12000 m.

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