



<b>Code :</b>	00142
<b>Location :</b>	Buje
<b>Building size :</b>	54 m <sup>2</sup>
<b>Distance from sea :</b>	9000 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Arranged environment :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Parking :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Terrace :</b>	Yes
<b>Security door :</b>	Yes
<b>Internet :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Year of construction :</b>	2026
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A

**Price :** 161.000 €

Quality apartment on the ground floor near Buje, Kaštel

Exclusive, only in Leones Real Estate agency, ground floor apartment for sale near Buja - Kaštel.

The net usable area of

the apartment is 53.87 m<sup>2</sup>. The apartment consists of an entrance hall, a living room with a kitchen, one bedroom, bathroom and a terrace of 9.6 m<sup>2</sup>. The apartment has an elevator and it has an external storage room of 3.5 m<sup>2</sup> and 1 parking space.

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 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.



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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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