











Code :	ISG2510
Location :	Buje
Building size :	0 m2
Lot size :	1036 m2
Distance from sea :	10000 m
Number of rooms :	0
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	227.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Three exceptional properties 10 km from the sea

Situated in one of the most sought-after locations in northwestern Istria, this exceptional building plot represents a rare opportunity for buyers seeking privacy, unspoiled nature, and uninterrupted sea views.

The land features a regular square shape and is gently sloped, allowing for optimal architectural design and ensuring breathtaking, open views of the Adriatic Sea. The peaceful surroundings, بعيد from crowds and mass tourism, create an exclusive atmosphere—ideal for a luxury villa or a private retreat.
We are offering three building plots:
1032m2 = 268.000EUR
1036m2 = 227.000EUR
1036m2 = 227.000EUR

All necessary infrastructure is located directly adjacent to the plot, enabling immediate development in accordance with the highest standards. According to current spatial planning regulations, construction of a residential property comprising a basement, ground floor, and first floor is permitted—perfect for a contemporary villa with spacious terraces, a swimming pool, and panoramic glass elements.

Located between the Mirna and Dragonja rivers, the setting combines the very best of Istria: rolling hills, scenic valleys, and close proximity to the Adriatic coastline, including Kanegra, the Bay of Piran, and Savudrija Bay.

The region is renowned for its outstanding quality of life—defined by Mediterranean lifestyle, fine gastronomy, acclaimed wineries and olive groves, and preserved natural beauty. At the same time, excellent connectivity to key cities such as Pula, Rijeka, Koper, and Trieste further enhances its appeal.

This property is more than an investment—it is a unique opportunity to

create an exclusive sanctuary in one of Europe’s most beautiful regions.

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