



Ref: 0096

## A semi-detached house

Buje, Kaštel

### 330.000 EUR

3

3

91 m<sup>2</sup>

330 m<sup>2</sup>

2026

### DESCRIPTION

A semi-detached house with an area of 91 m<sup>2</sup> is for sale, located in Kaštel near Umag, only 4 km from the Slovenian border.

This modern property is situated on a 330 m<sup>2</sup> plot, offering an ideal combination of contemporary construction and a favorable location.

Construction start 2025/2026

The house features three west-facing bedrooms, allowing plenty of natural light in the afternoons. The space is carefully designed to ensure functionality and comfort, with the added value of a balcony where you can enjoy sunny days. A practical storage/utility room provides additional storage space.

It is equipped with a heat pump for efficient heating, one air conditioning unit per floor, while the parking area ensures easy and secure vehicle parking. Air conditioning can be installed in all rooms for an additional fee.

The location is a significant advantage – the house is situated in a very sunny and quiet position in Kaštel, providing a pleasant living environment. The proximity to all important amenities makes this property extremely attractive for families as well as investors seeking long-term value.

NOTE: The roof of the house will be pitched, not flat as shown in the picture, and the pool is not included in the price. The pool can be constructed in agreement with the investors.

For all additional information and to arrange a viewing, please feel free to contact us.

For more information:

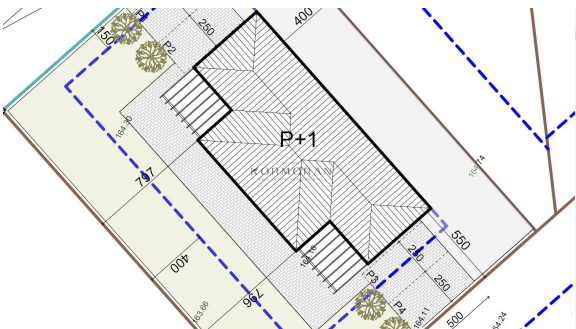
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### LOCATION

- Orientation: West

### ROOMS & FLOOR LEVEL



- Number of bedrooms: 3
- Number of bathrooms: 3
- Number of toilets: 1
- Number of floors: 2
- Balcony
- Storage room
- Parking: 2

## **BUILDING & CONDITION**

- Year built: 2026
- Construction stage: Completed
- Property condition: Newly built