



Ref: 0115

Krasica - House

Buje, Krasica

199.000 EUR

2 bedrooms, 2 bathrooms, 134 m² area, 309 m² plot, 2025 completion.

DESCRIPTION

The house is sold in ROH-BAU phase at a price of 199,000 euros, and the finished house for 460,000 euros

For sale is a detached house with an area of 134 m² located in a quiet environment in Krasica near Buje. This property offers comfort and privacy, ideal for those looking for a home close to nature, away from the city hustle and bustle.

The house is situated on a plot of 309 m², which provides enough outdoor space for relaxation or gardening. The orientation of the house is towards the east, ensuring plenty of natural light throughout the day and very sunny conditions. It has two bedrooms, providing an optimal layout for a small family or couple.

Heating is provided by electricity, allowing easy temperature control throughout the year. The property also has a yard that further contributes to the feeling of privacy and tranquility.

The location of the house in Krasica represents an exceptional advantage for lovers of peaceful living and natural surroundings. The proximity to nature and distance from traffic congestion make this property attractive to those who value quiet and relaxation, while still wanting to be within accessible distance of the amenities and infrastructure offered by Buje.

For more information or to arrange a viewing, feel free to contact us. This property represents an excellent opportunity for a peaceful and comfortable life in one of the most desirable parts of Buje.

Oznaka prostorije	Opis prostorije	Podna obloga	Oznaka poda	Površina (m2)	koef.	Korisna površina (m2)
KAT						
8	Stubište	Keramičke pločice	ST	5,31	1,00	5,31
9	Biblioteka	Keramičke pločice	MK1	6,63	1,00	6,63
10	Spavaća soba 1	Keramičke pločice	MK1	17,30	1,00	17,30
11	Kupaonica 1	Keramičke pločice	MK2	5,87	1,00	5,87
12	Lođe na katu 1	Keramičke pločice	T2	6,54	0,75	4,91
13	Spavaća soba 2	Keramičke pločice	MK1/MK1a	17,30	1,00	17,30
14	kupaonica 2	Keramičke pločice	MK2/MK2a	5,87	1,00	5,87
15	Lođe na katu 2	Keramičke pločice	T2	6,54	0,75	4,91
Ukupno kat				71,36		68,09
SVEUKUPNA NETO POVRSINA ZGRADE				141,79		134,41

Oznaka prostorije	Opis prostorije	Podna obloga	Oznaka poda	Površina (m2)	koef.	Korisna površina (m2)
PRIZEMLJE						
1	Dn. boravak/diagovaonica/kuhinja	Keramičke pločice	PT1	32,07	1,00	32,07
2	Izba	Keramičke pločice	PT3	1,97	1,00	1,97
3	lođa u prizemlju	Keramičke pločice	T1	16,44	0,75	12,33
4	Kotlovnica	Keramičke pločice	PT3	6,29	1,00	6,29
5	Praonica	Keramičke pločice	PT2	1,44	1,00	1,44
6	Dnevni wc	Keramičke pločice	PT2	1,99	1,00	1,99
7	Hodnik	Keramičke pločice	PT1	10,23	1,00	10,23
Ukupno prizemlje				70,43		66,32
SVEUKUPNA NETO POVRSINA ZGRADE				70,43		66,32

For more information:

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LOCATION

- Orientation: East

ROOMS & FLOOR LEVEL

- Number of bedrooms: 2
- Number of bathrooms: 2
- Number of toilets: 1
- Number of floors: 1
- Parking: 2

BUILDING & CONDITION

- Year built: 2025

HEATING

- Primary heating: Electric heating
- Energy source: Electricity

UTILITIES & CONNECTIONS

- Septic tank

DOCUMENTATION

- Building permit
- Energy rating: A+