

Villa s bazenom u srcu Istre, Žminj, House



Seller Info

Name: Unikat Immobilien
First Name: Unikat
Last Name: Immobilien
Company: UNIKAT IMMOBILIEN
Name: ISTRIEN d.o.o.
Service Type: Selling and renting
Website: <https://unikat-immobilien.com/>
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Region: Istarska županija
City: Poreč
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About us: Our real estate agency with

many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

Listing details

Common

Title:	Villa s bazenom u srcu Istre
Property for:	Sale
House type:	detached
Property area:	310 m ²
Lot Size:	3500 m ²
Number of Floors:	3
Bedrooms:	5
Bathrooms:	5
Price:	615,000.00 €
Updated:	Oct 30, 2023

Condition

Built:	2015
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Žminj
City area:	Žminj
ZIP code:	52341

Permits

Building permit:	yes
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Additional information

Energy efficiency:	In preparation
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Heating

Central heating: yes

Parking

Number of parking spaces: 3

Description

Description: Villa in central Istria with a large plot and a view of nature. The villa is located in a small village near Zminj in central Istria. For sale is the villa and the surrounding plot of approx. 3,500 m² (partly building land, partly agricultural land). The ground floor has a kitchen with dining area, a living room with a fireplace and an extension that is used for a pool table. Also on the ground floor are two bedrooms, two bathrooms and a guest toilet. Upstairs are two more bedrooms with two bathrooms and a covered terrace. The villa has a basement where all preparations for the sauna and whirlpool have been made. The basement has its own bathroom and the technical room is also in the basement. Underfloor heating has been installed throughout the house, except in the bedrooms, which is not currently used, but can be operated via a heat pump that must be installed by the buyer. The windows are made of PVC, wooden shutters, the house is completely insulated and all windows have mosquito nets. The pool is 4x10 and has preparations for heating and counter current. The house is sold furnished. ID CODE: 20

Additional contact info

Reference Number: 442006

Agency ref id: 20