

## Tradicionalna Istarska vila s bazenom, okolica Žminja, Žminj, House



### Seller Info

Name: Velvet Realestate  
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First Name: Velvet  
Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
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Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Tradicionalna Istarska vila s bazenom, okolica Žminja  
Property for: Sale  
House type: detached  
Property area: 167 m<sup>2</sup>  
Lot Size: 766 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 4  
Price: 575,000.00 €  
Updated: Jul 31, 2023

## Condition

Newbuild: yes  
Built: 2024

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 2  
Covered parking space: yes

## Description

Description: If all roads in Europe lead to Rome, then all roads in Istria lead to Žminj, the heart of Istria. Since ancient times, Žminj has connected the entire Istrian peninsula. The place is ideal for enjoying nature, hiking or cycling, and on the way through Žminj and its surroundings you will come across many stone houses, each of which tells its own story. Centuries-old Istrian stone houses have been converted into agrotourisms where you can taste local Istrian cuisine. In a small town near Žminj, there is a complex of Mediterranean villas with swimming pools a few kilometers from Svetvinčenat and in the immediate vicinity of the Istrian Epsilon. The properties are located in a quiet location, are oriented to the south and have good road connections with the coastal towns of Istria. The property is located on a plot of land of 766 m<sup>2</sup>, and has a total net living area of 167 m<sup>2</sup>. The house consists of an entrance hall, 3 bedrooms, 4 bathrooms, a kitchen, a dining room, a living room, a toilet, a boiler room for central heating and storage. To maintain a comfortable temperature, underfloor heating is planned, and air conditioning units will be in all bedrooms and the living room. The internal and external carpentry is

wooden, the floor is tiled with ceramics, while the stairs are made of stone. Furniture is not included in the price. The fenced yard provides privacy in enjoying the outdoor facilities, which include: a 32 m2 swimming pool with a sun deck and an outdoor summer kitchen. Irrigation for the lawn will be installed inside the garden. The property has its own covered parking for 2 cars, while the complex is entered through an automated gate for which the owner will have his own remote control. An opportunity to invest in a quality built tourist facility with a return on investment due to all its facilities, location, and excellent road connections. ID CODE: 1034

### Additional contact info

Reference Number: 460863  
Agency ref id: 1034