

## Vila u tradicionalnom Istarskom stilu!, Žminj, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company Name: Bagi Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://bagi-immobilien.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Fažana  
City area: Fažana  
Address: Istarska 10  
Mobile: 099 844 0297, 098 9655 281  
About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: Vila u tradicionalnom Istarskom stilu!  
Property for: Sale  
House type: detached  
Property area: 293 m<sup>2</sup>  
Lot Size: 2783 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5  
Price: 850,000.00 €  
Updated: Nov 07, 2024

#### 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

## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes



## Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description: The complex of Mediterranean villas with swimming pools is located in the small quiet village of Otočani, a few kilometers from the towns of Žminj and Svetvinčenat and in the immediate vicinity of the Istrian upsilon (highway) of only 4 km. The distance from larger cities such as Pula is 30 km and Rovinj is only 20 km, which gives residents proximity to urban areas and the sea, but at the same time the possibility of living in the peace and quiet of a charming Istrian village. The houses are oriented to the south and are open to light and sun almost all day, while at the same time ensuring maximum privacy for each individual house. The house consists of a garage for two cars, entrance hall, toilet, utility room, 5 bedrooms, 5 bathrooms, kitchen, dining room, living room, boiler room for central heating, sauna with covered terrace. The house also has an outdoor summer kitchen with a grill. The house was built in a typical Istrian style, where the emphasis was placed on the materials with which such houses were built once upon a time. Wooden roof, stone wool insulation, Istrian bath tiles. Demit facade 10 cm thick that comes to the front in combination with stone. Underfloor heating is planned on the ground floor and on the first floor. Cooling air conditioners (each room + living room) The plot is 2783m<sup>2</sup>, the square footage of the living space is 293m<sup>2</sup> net. The dimensions of the pool are 11.5x3.5m<sup>2</sup>, the beach of the pool is paved with stone. Parking for three cars paved with gravel. The entrance gate to the village is powered by an electric motor, remotely controlled. Internal and external wooden carpentry Ceramic floors, stone stairs Wrought iron handrails and

railings. Landscaped, planted grass and plants with irrigation Planned construction completion date 2024. The house is completely decorated and finished with installed outdoor lighting. For any additional information, contact us at +385 98 172 9339 or at +385 99 844 0297 ID CODE: 2999

### Additional contact info

Reference Number: 487002  
Agency ref id: 2999  
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