

Vila u okolici Žminja!, 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 okolici Žminja!
Property for:	Sale
House type:	detached
Property area:	208 m ²
Lot Size:	951 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	5
Price:	650,000.00 €
Updated:	Nov 07, 2024

Condition

Newbuild:	yes
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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

Number of parking spaces: 2
Covered parking space: yes

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 an entrance hall, 4 bedrooms, 5 bathrooms, kitchen, dining room, living room, boiler room for central heating, additional storage - a storage room that is intended for the maintenance of the garden and the engine room of the swimming pool. 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 tile. 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 951M2, the square footage of the living space is 208M2 net Pool dimensions 8x4m2, the pool beach is paved with stone Covered parking for three cars paved with stone. The entrance gate to the village is powered by an electric motor, remotely controlled. Internal and external wooden carpentry Ceramic floors, stone

stairs. Handrails and railings are made of wrought iron. Arranged environment, planted grass and plants with irrigation The planned construction completion date is 2024 The house is completely decorated and finished with installed outdoor lighting. the price is €650,000 For additional information, call +385 99 844 0297 or +385 98 172 9339 ID CODE: 2994

Additional contact info

Reference Number: 487007
Agency ref id: 2994
Contact phone: 0911509059