

## Prekrasna kamena vila u Istri, 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:      | <a href="https://bagi-immobilien.hr/">https://bagi-immobilien.hr/</a>   |
| 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:            | Prekrasna kamena vila u Istri |
| Property for:     | Sale                          |
| House type:       | detached                      |
| Property area:    | 213 m <sup>2</sup>            |
| Lot Size:         | 911 m <sup>2</sup>            |
| Number of Floors: | 1                             |
| Bedrooms:         | 4                             |
| Bathrooms:        | 5                             |
| Price:            | 650,000.00 €                  |
| 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

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, a kitchen, a dining room, a living room, a boiler room for central heating, an additional storage room, which 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 911M2, the square footage of the living space is 213M2 net Pool dimensions 8x4m2, the beach of the pool is paved with stone Covered parking for three cars paved with cobblestone. 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. Arranged environment, planted grass and plants with irrigation. The planned construction completion date is 2024 Price: EUR 650,000.00 The house is completely decorated and finished with installed outdoor lighting. Furniture is not included in the price. For additional information, contact our agent at +385 98 172 9339 (Mara Benčić) ID CODE: 2993

### Additional contact info

Reference Number: 487008  
Agency ref id: 2993  
Contact phone: 0911509059