

## ISTRA, ŽMINJ - Ekskluzivno imanje, vila, prostrana okućnica s dodatnim sadržajima, Žminj, House



### Seller Info

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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, ŽMINJ - Ekskluzivno imanje, vila, prostrana okućnica s dodatnim sadržajima
Property for:	Sale
House type:	detached
Property area:	600 m <sup>2</sup>
Lot Size:	42500 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	4
Price:	2,200,000.00 €
Updated:	Aug 06, 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
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	7

## Description

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This beautiful property in the heart of the Istrian peninsula, only half an hour's drive from the eastern or western coast of the Adriatic Sea, covers an area of almost 50,000 m<sup>2</sup> and offers a wide range of activities. The residential part of this property occupies as much as 800 m<sup>2</sup> with several additional buildings. The villa or as the owners call it the main house was built with high quality materials. Authentic Istrian stone, colorful marble, green onyx and olive wood, gently blend with the surrounding landscape of a century-old pine forest. From the front porch of the villa you enter a garden full of carefully selected flowers and trees from all parts of the world, and the characteristic Mediterranean scent of lavender accompanies you during a walk of this estate. The automatic spraying system takes care of the garden during the night and ensures a fresh morning. The ground floor of the villa consists of a spacious outdoor porch equipped with two oak tables and leather seats and a stereo sound system. Inside the ground floor we find a fully equipped kitchen, a large leather sofa, an open fireplace, a large 3D TV, two bedrooms with large beds and a shared spacious bathroom. On the first floor of this villa there is a bedroom with a double bed and access to a large sun terrace, one spacious bathroom with access to a small terrace lit by the sun. The basement of this villa is reserved mainly for entertainment and contains a Brunswick billiards room, a wine cellar, a gym and a sauna, and a garage for your tin pets. On the property we come across another house that is built of the same quality material as the main villa and consists of everything you need for a pleasant stay. Kitchens, bedrooms and bathrooms and additional decorated rooms for storing things. The house is reminiscent of an idyllic, warm home, ideal for two. This small house also features an outdoor barbecue and a covered terrace with a table, so in the evening you can enjoy a relaxing green environment or barbecue. The round parking lot in front of the small house makes it accessible for cars as well. The property has a special pool because it offers the experience of swimming in the sea, contains salt water, and is large enough that the whole family can fit in and swim freely in an area of as much as 60 m<sup>2</sup>. There is only one exception: unlike the sea, everything here is made to meet your needs - not only can you adjust the temperature of the pool, but you can enjoy a night swim with subtle lights on and a relaxing water jet massage. To keep the water crystal clear, you can cover the pool with a sliding lid. Next to the pool there is a 200 m<sup>2</sup> sun deck, deck chairs, fresh water shower, barlet kitchen with barbecue and professional trampoline. Tennis court is another additional content of this property. The terrain is lighted and made of artificial grass and creamy sand and thus does not require any maintenance. And there is a trim trail for those who can not give up running, but also for those who want to breathe fresh air and take a leisurely walk in nature. The trail is 2 km long, made of gravel and passes through a century-old pine forest. Another special facility is located on this property, and that is the summer kitchen which was built in the shape of a tower. The kitchen is also equipped with a large, central grill that has additional lights. Even the materials from which the kitchen is made are specially chosen to meet your needs: marble counters make it easier for you to make all kinds of dishes, the combination of authentic Istrian stone and wood

creates a warm, Mediterranean atmosphere and olive wood benches with soft leather seats only add to the hedonistic atmosphere. Not far from the listed facilities, there are two more buildings on the property. One serves as a garage for storing lawn mowers and vehicles, and the other as a woodshed. It should be noted that the future owner of this property also becomes the owner of the complete equipment for the maintenance of the yard, lawn mowers, tractors, vehicles and all other contents. The house is rented as a 4-star holiday villa, thus providing the future owner with a well-established business. An audio system consisting of 40 external and internal speakers offers a special experience on this property and gives you the opportunity to enjoy the sounds of your favorite music throughout almost the entire property. The scent of the Mediterranean that accompanies you as you walk through lavender fields immersed in a green environment awakens all your senses. You finally enter a century-old pine forest, overshadowing you from the sun on a warm summer day. Your complete peace and privacy are ensured throughout the area. The property is completely fenced and covered with security cameras and a laser security system. If you are one of those who appreciate privacy and who wants to indulge in first-class comfort in contact with nature, this property is the perfect place for you. ID CODE: 22037

### Additional contact info

Reference Number: 494758  
Agency ref id: 22037