

## ISTRA, ŽMINJ - Moderna vila s dizajnerskim interijerom, zatvorenim bazenom i wellnessom, Žminj, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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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 - Moderna vila s dizajnerskim interijerom, zatvorenim bazenom i wellnessom
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	1300 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	5
Price:	950,000.00 €
Updated:	Aug 15, 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

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, ŽMINJ - Modern villa with designer interior, indoor swimming pool and wellness If all roads in Europe lead to Rome, then all roads in Istria lead to Žminj - the heart of Istria at an altitude of 379 m. Žminj has been an important traffic hub since ancient times. It connected the entire Istrian peninsula. Due to its exceptional natural beauty, endless meadows, vineyards, rich fields, ancient forests and newly discovered caves, it is the right place to get in touch with nature. Green, healthy and sustainable tourism is characteristic of this imposing municipality. The picturesque territory of Žminj has 33 settlements and 112 villages. In the beautiful
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town of Žminj, there is this modern villa with designer interior, indoor pool and wellness. In addition to four beautiful bedrooms, the house also has five bathrooms and a separate guest toilet. The total living area is 350 m<sup>2</sup> and is spread over two floors. The interior of the villa is characterized by airiness, minimalism and elegance combined with interesting details and large glass walls that allow a view of rich greenery and untouched nature from all rooms. Very high quality and solid concrete house with luxurious stone floors and tiles. It is sold fully equipped and furnished. The solar system provides hot water. The house is a smart house and can be "controlled" via mobile phone. Heating is also provided by a heat pump. Underfloor heating, air conditioning and complete thermal comfort extend throughout the building. The indoor pool (28m<sup>2</sup>) can be heated (also with a heat pump). The outdoor pool is 32 m<sup>2</sup> in size. No neighbors, no noise, no streets, high greenery around the villa and mirrored windows prevent outside views and guarantee privacy to the future owner. The villa offers so many possibilities for different activities. An outdoor pool with heating, as well as an indoor pool, an infrared sauna, are the perfect solution for relaxation regardless of the current weather conditions. Indoors you can have fun with table tennis, table football and darts, and in the garden you can play football or badminton. The garden also has a small playground for children. Ideal property for luxury living or tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25029

### Additional contact info

Reference Number: 529189  
Agency ref id: 25029