

## ISTRA, ŽMINJ - Kamena vila u čarobnom središtu Istre, Žminj, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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 - Kamena vila u čarobnom središtu Istre
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	1800 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	895,000.00 €
Updated:	Nov 16, 2024

### Condition

Built:	1769
Last renovation:	2014

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Žminj
City area:	Žminj
ZIP code:	52341

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	4
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## Description

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ISTRIA, ŽMINJ - Autochthonous Istrian stone villa with a spacious and well-kept garden This is an autochthonous Istrian stone house originally over 300 years old, which was completely renovated in 2020 with a focus on prominent elements of history and the originality of the Istrian spirit. Every stone detail of the villa has been preserved as much as possible, which added to the special traditional character of the villa, and at the same time offers the comfort needed for today's modern lifestyle with all its advantages. This is a high-quality and rare opportunity for all those who are looking for a real little paradise in a peaceful environment with a touch of real Istrian tradition and the warmth of a real home. In addition to this high-quality stone villa, we must point out the equally well-decorated and renovated courtyard with prominent stone details, where you will certainly spend most of your time during your stay in the villa. **PROPERTY DESCRIPTION:** With a total living area of 300m<sup>2</sup>, this villa offers everything you need to make you feel at home. The space is divided into two floors and organized so that; On the ground floor, right at the entrance, there is an entrance hall that separates the private space of the villa from the space for everyday life. Thus, in the area for daily life, there is a larger open space area in which there is a sunlit living room with a stone functional wood-burning fireplace. Then, separated from the living room, there is a fully equipped kitchen with handmade solid wood elements with an island, and further on there is a separate and private dining room ideal for gatherings with family and friends. From almost all the rooms on the ground floor, there is direct access to the landscaped environment full of green plants. Further down, there is a guest bathroom on the ground floor, as well as a staircase to the upper floor with bedrooms, each of which has its own ensuite bathroom. For fun with friends and family, a tavern with various entertainment content, as well as a separate SPA area with a jacuzzi and a sauna for relaxation after a hard day, will certainly serve. In addition to the well-designed interior space, there is also an ideally arranged and maximally private yard with a total area of 1,800m<sup>2</sup>, where there is a handful of contents as well as enough green space. In the garden there is a larger swimming pool of 55m<sup>2</sup> with salt water (electrolysis) and a sunbathing area, an outdoor covered summer kitchen ideal for warm weekends and preparing your favorite delicacies with a playground for the little ones. **ADDITIONAL INFORMATION;** \* A traditional style of decoration with prominent stone details and top-quality conservation work runs through the entire property. \* The villa is sold fully furnished as shown in the pictures \* All rooms are air-conditioned, central heating throughout the house is additionally used for heating, as well as a wood-burning fireplace in the living room \* The yard is completely surrounded by stone walls which provides a sense of privacy and peace \* An automatic yard irrigation system has been installed \* The property is clean, 1/1, no financial burden **LOCATION INFORMATION;** The villa is located in a small settlement in the center of Istria without noise and crowds, which provides an ideal combination of peace, privacy and comfort. In the immediate vicinity of the villa you will find everything you need from shops, numerous well-known restaurants and taverns with local food and old family recipes. Beautiful and famous beaches are only a

20-minute drive away, as is the unmissable town of Rovinj. In addition to all that, the location of the villa offers all nature lovers the opportunity to get to know local places through numerous promenades and bicycle paths through nature. It is a well-connected location with transport infrastructure and relative proximity to all important roads in Istria. For all necessary additional information and the organization of a tour of the villa, please feel free to contact us! 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: 25510

### Additional contact info

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