

## Samostojeća vila sa bazenom 25 km od Rovinja, Žminj, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Samostojeća vila sa bazenom 25 km od Rovinja
Property for:	Sale
Property area:	280 m <sup>2</sup>
Lot Size:	1852 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	660,000.00 €
Updated:	Nov 27, 2023

### Condition

Condition:	Newly adapted
Built:	2014

### Location

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

### Permits

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

## Additional information

Infrastructure: Electricity, Telephone installation  
Energy efficiency: In preparation



## Heating

Heating type: central (own) electrical, air-conditioner

## Description

Description: Detached villa located on the edge of a small and quiet place just 25 km from Rovinj. The house is located in the center of Istria and is an ideal starting point for many excursions. The house is located surrounded by greenery and a beautiful forest that offers the possibility of a beautiful walk or bike ride. The house is built on two floors, while the ground floor has a spacious living room with beautiful fireplace, dining room, kitchen, additional toilet, two bedrooms with bathrooms. An internal staircase connects the first floor where there are two bedrooms, each with its own bathroom, and a terrace where you can relax with the chirping of birds with a beautiful view of the forest. Next to the house is a large and children's pool with sun loungers, and a beautiful covered terrace with quality garden furniture and outdoor grill. The house has 4 parking spaces, while 2 parking spaces are covered. The property is completely fenced and the stay in the yard for children and parents provides a pleasant feeling of security, while children can play freely. The interior of the house is modernly decorated and equipped with quality furniture and pleasant details. The house for renting tourists has bicycles, and billiards and table football located in a spacious living room. The house is a great long-term investment for renting to tourists throughout the year. The house has all the installations for the SPA, Finnish steam sauna and jacuzzi. For heating and cooling the house uses a heat pump. The house also has a septic tank or bio purifier.

## Additional contact info

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