

## ISTRA, ŽMINJ - Novosagrađena prizemnica vrhunske kvalitete na mirnoj lokaciji, 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 - Novosagrađena prizemnica vrhunske kvalitete na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	145 m <sup>2</sup>
Lot Size:	1172 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	790,000.00 €
Updated:	Oct 29, 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
Ownership certificate:	yes

### Parking

Number of parking spaces:	2
Covered parking space:	yes

### Description

Description:	ISTRA, ŽMINJ - Newly built top-quality one-story house in a quiet location If all roads in Europe lead to Rome, then all roads in Istria lead to Žminj, the heart of Istria. Since ancient times, Žminj has connected the entire Istrian peninsula. The place is ideal for enjoying nature, hiking or cycling, and on the way through Žminj and its surroundings you will come across many stone houses, each of which tells
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its own story. Centuries-old Istrian stone houses have been converted into agrotourisms where you can taste local Istrian cuisine. Not far from Žminj, in a village with 6-7 family houses, a newly built single-storey house with a total net area of 145m<sup>2</sup> is for sale. The house is L-shaped and ideally oriented: the kitchen, dining room and living room are open to the south, and three bedrooms to the east. In this way, the house is protected from the surrounding views and creates its own intimacy and peace with a swimming pool in the middle, and a large sunbathing area around it. The canopy in front of the living room in winter allows sunlight to come in and naturally heats the space, while in summer it protects so that the sun does not directly enter the space and overheat it. The best and most modern materials were used throughout the construction: the CONSTRUCTION is a reinforced concrete skeleton system filled with 25.0 cm Wienerberger Porothermm brick blocks, and the partition walls are built with 10 cm thick partition bricks. WINDOWS AND GLASS WALLS are of the Cortizo brand in IZO design with breaks in thermal bridges. The windows have built-in blinds as protection from the sun, and the large glass wall in the living room has blinds as protection. FLAT ROOF uses the most modern TPO waterproofing system. FACADE in ETICS design. FLOORS throughout the house are made of microcement to provide an even surface and be easy to maintain. HEATING AND COOLING is via Mitsubishi ducted units, where each room and living room has an autonomous system. Bathrooms are heated with electric radiators and underfloor heating. The system is powered by a Viessmann Vitosol heat pump with a solar collector on the roof. The POOL was made with a classic overflow and compensation pool as an ideal system of the highest quality water. The pool is heated by a heat pump. PARKING is solved with an automatic gate at the entrance and a carport for accommodating two vehicles on the lot. Additional purchase and installation of chargers for electric vehicles is possible. The building is located on a plot of 1,171 m<sup>2</sup>, which will be completely surrounded by a concrete wall and horticulturally decorated with local plants. In addition to the heated pool of 41.76 m<sup>2</sup>, there are 2 covered parking spaces in the garden. The facility is located in a quiet location, far from city noise and tourists, and as such is ideal for those looking for peace and privacy. At the same time, it is located close to the main traffic routes and is thus well connected to the rest of Istria. The price refers to a completely finished object without furniture and landscaped surroundings. The planned completion of construction of this facility is summer 2024. 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: 28732

## Additional contact info

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