

## Žminj, kuća na odličnoj lokaciji, Žminj, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Žminj, kuća na odličnoj lokaciji  
Property for: Sale  
House type: detached  
Property area: 173 m<sup>2</sup>  
Bedrooms: 10  
Bathrooms: 3  
Price: 602,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2024

#### Location

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



## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Description

Description:

A few steps from the picturesque town of Žminj, this comfortable one-story house is an ideal home in beautiful surroundings. Located on a plot of 793 m<sup>2</sup>, this 173 m<sup>2</sup> house offers exceptional comfort and functionality. The spacious living room, connected to the kitchen and dining room, creates the heart of the home, which is ideal for gathering family and friends. From the living room, there is an exit to the summer kitchen, which is perfectly connected to the sunbathing area and the 36 m<sup>2</sup> swimming pool. The guest toilet and laundry additionally complete the practicality of this home. Three comfortable bedrooms, each with its own bathroom, provide privacy and comfort. Two bedrooms have direct access to the beautiful garden, garden and sun deck, which makes this place perfect for relaxing and enjoying the peaceful atmosphere. The house combines traditional style with modern elements, highlighted by stone cladding and a pitched roof with two smaller modern cubes. Parking for four vehicles on the plot, together with a charger for electric vehicles, ensures practicality and comfort. Heating and preparation of hot water are provided by heat pumps that use electricity. Floor heating is provided in all living spaces for additional comfort. The rooms are cooled by air conditioners located in the living room and all bedrooms. The floors are covered with high-quality Slavonian oak in the living room, kitchen, dining room, corridors and bedrooms. Bathrooms and terraces are equipped with high-class ceramics. The joinery includes triple-glazed windows for better insulation. Protection from the sun is provided by a combination of aluminum blinds, blinds and pergolas. The entrance door is equipped with an anti-burglary lock for greater security. The land is completely fenced, and access is controlled by remote controlled sliding gates. Preparation for a solar power plant is provided on the roof, which can be installed at an additional cost. The outdoor heated pool is equipped with a separate external heat pump to maintain a comfortable water temperature. The facility is monitored by a video system that ensures access control. Don't miss the opportunity to realize your dreams of a perfect home in Žminj, contact us today and start planning your future living space! ID CODE: 2005-289

## Additional contact info

Reference Number: 588885  
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