

## ISTRA, ŽMINJ - Odlična kuća s bazenom na osami okružena prirodom, Žminj, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Odlična kuća s bazenom na osami okružena prirodom
Property for:	Sale
House type:	detached
Property area:	793 m <sup>2</sup>
Lot Size:	623 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	603,000.00 €
Updated:	Sep 20, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

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



### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRA ŽMINJ Excellent house with a swimming pool in a secluded area surrounded by nature This beautiful house is located in an idyllic setting near Žminj that offers spectacular natural beauty. The house is located outside the
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inhabited area, surrounded by nature and offers its owners and guests complete privacy and peace. Basic characteristics: • house area 170 m<sup>2</sup> • pool area 40 m<sup>2</sup> • land area: 793 m<sup>2</sup> • 3 bedrooms • 3 bathrooms, 1 toilet On the ground floor of the house there is a spacious living room with a kitchen and dining room and a beautiful glass wall that leads to a terrace with a pool - a real oasis for relaxation. On the ground floor there is also an entrance hall, a toilet and a room for washing and drying clothes. On the outside, there is an entrance to a spacious storage room where the heating and cooling system is located. In the second part of the house there are 3 bedrooms, each with its own bathroom. The bedrooms are spacious, each 26-28 m<sup>2</sup>, and offer a fantastic view of the yard and pool. This layout encourages spending time outdoors, next to the pool and the relaxation zone, while ensuring peace and complete comfort in the house. The entire house is equipped with underfloor heating (each room has its own thermostat), and air conditioners are installed in all rooms and the kitchen. Preparations have been made for solar panels and a connection for charging electric cars has been installed. There is a 4x10 meter overflow pool in the spacious landscaped garden, made in pebble tec technology and equipped with a water heating system. The entire building plot is surrounded by a newly built wall and Istrian evergreen trees. There is a sliding electric gate at the entrance. **ADDITIONAL INFORMATION:** \*Underfloor heating with electric heat pump (in all rooms) \*Air conditioning in all rooms \*Aluminium / PVC three-layer joinery \*Floors in the living room, kitchen, dining room, corridors and bedrooms made of Slavonian oak \*1st class ceramics in the bathrooms and on the terrace \*Aluminum shutters and blinds and a wooden pergola above the entrance and terrace \*Four parking spaces and a charger for an electric vehicle in the parking lot \*Preparation for the construction of a power plant on the roof, possible immediately and installation at a surcharge \*Outdoor heated pool with a separate outdoor crane heat \*Video surveillance The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28638

## Additional contact info

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