

## Istra, Žminj, Vila 170m<sup>2</sup>, s bazenom, okućnica 792m<sup>2</sup> #prodaja, Žminj, House



### Seller Info

Name: Sandra Kralj  
First Name: Sandra  
Last Name: Kralj  
Company Name: Impensa doo  
Service Type: Selling and renting  
Additional Email: info@terram-nekretnine.com  
Website: <https://www.terram-nekretnine.com>

Country: Croatia  
Region: Istarska županija  
City: Pula  
City area: Valdebek  
ZIP code: 52100  
Address: Mihovilovićeva 3  
Mobile: +385994361600  
Phone: +385911505505

About us: Terram nekretnine Istra je tvrtka koja se bavi posredovanjem u prometu nekretnina sa dugogodišnjim iskustvom.

Cilj nam je pružiti vrhunsku uslugu za posredovanju u kupnji i prodaji nekretnina na području Istre.

Posredujemo u kupnji i prodaji nekretnina, prezentiramo nekretnine na internetu i u medijima, organiziramo razglede za potencijalne kupce, savjetujemo Vas o najboljoj praksi i uvjetima za kupoprodaju nekretnina te Vas po potrebi povezujemo s odgovarajućim stručnjacima koji će vas voditi kroz postupak potreban kako biste riješili pitanja u svezi vaše nekretnine i

tako osiguravamo preduvjete za njihovu prodaju (usluge arhitekata, odvjetničke, geodetske, bankarske, itd.).

Nekretnine koje se nalaze u našoj ponudi su prošle provjeru knjižno-imovinskog provjeru statusa nekretnine kako bi Vam osigurali sigurnu i bezbrižnu kupnju.

U postupku kupoprodaje nekretnine pripremamo sve potrebne pravne akte i dokumente no naša uloga ne završava potpisom kupoprodajnog ugovora nego se nastavlja uslugama kroz konačan proces prijenosa vlasništva nekretnine i izvršenje zakonskih obveza u cijelom postupku (razrez poreza na nekretnine, uknjižba vlasništva na nekretnini, prijenos tekućih obaveza i ostalo ali stručnu terminologiju (od prijepisa svih priključaka, prijava kod administrativnih tijela, ...)).

Obratite nam se s povjerenjem!

Vaš Terram team

Reg No.: 181/2022

Privacy Policy:

## Listing details

### Common

Title:	Istra, Žminj, Vila 170m2, s bazenom, okućnica 792m2 #prodaja
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	792 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3

Price: 579,000.00 €  
Updated: May 22, 2024

## Condition

Newbuild: yes  
Condition: Kept

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, ADSL  
Energy efficiency: A+



## Parking

Number of parking spaces: 3

## Description

Description: Istria, Žminj, new single-storey villa with pool for sale. House net size 170m<sup>2</sup>, garden 792m<sup>2</sup> and swimming pool 34m<sup>2</sup>. It consists of an entrance hall, a large living room, a kitchen with a dining room exit to the terrace, three bedrooms, each with its own bathroom, and a small guest bathroom. Next to the pool there is a summer kitchen with another small bathroom. The entire house will be equipped with top quality ceramics and sanitary ware. Aluminum carpentry, electric blinds, underfloor heating in all rooms, and the entire house is air-conditioned. Landscaped and fenced yard, planted olive trees, irrigation of plants, charger for electric vehicle. Excellent location far from Rovinj and the sea, 25 km from the beach for swimming, and 4 km from the highway. Planned move-in and completion of works on July 1, 2024. The buyer does not pay the 3% real estate sales tax when purchasing. #sale Custom ID: K-256 Energy class: A+ \*\*Interested buyers can obtain the necessary information about the advertised real estate and

view it through our agency only with the prior signing of a real estate mediation contract or Real Estate Viewing Record.\*\* \*\*The buyer pays an agency commission of 3% + VAT.\*\*

### Additional contact info

Reference Number: 610238  
Agency ref id: K-256  
Contact phone: +385 (91) 150-5505