

ISTRA, ŽMINJ - Moderna obiteljska kamena vila u mirnome okruženju, Žminj. House



Seller Info

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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
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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 - Moderna obiteljska kamena vila u mirnome okruženju
Property for:	Sale
House type:	in sequence
Property area:	320 m ²
Lot Size:	534 m ²
Number of Floors:	3
Bedrooms:	8
Bathrooms:	5
Price:	375,000.00 €
Updated:	Jun 07, 2024

Condition

Last renovation:	2021
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Location

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

Permits

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

Additional information

Energy efficiency:	A+
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Parking

Garage:	yes
Number of parking:	3

spaces:

Description

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ISTRIA, ŽMINJ - Completely renovated stone family villa, consisting of the main house and one additional residential unit. This completely renovated stone villa with a total of 320 m² of living space, which consists of the main house and an additional residential unit, is located just a few minutes from the unavoidable Žminj. It is a real family house worthy of your attention. From the beginning, the house was renovated for the private needs of the owner, which distinguishes it from other properties, considering how great care was taken in the quality of every material. Take advantage of this rare opportunity with us, and become the owner of a high-quality property in a quiet location within easy reach of everything you need for everyday life. This property offers a large number of possibilities to its future owners, and also represents an ideal opportunity for your own investment in the form of tourism. **PROPERTY DESCRIPTION:** The main house consists of two floors (ground floor, middle floor and first floor of the house), and it covers a total of 220m² of living space; At the very entrance on the ground floor of the villa, there is a spacious lobby with space for a wardrobe, as well as a hallway that separates the ground floor into two parts, the private bedroom and the part intended for daily life. The part of the ground floor intended for daily life and entertainment is designed as an open space without dividing walls, in which there is a comfortable and sunny living room, then a dining room sufficient for the whole family, next to which there is a modern kitchen. From the same space, there is a private access to the basement part of the villa, which is designed as a wine cellar or a small tavern, next to which there is a larger storage room. A spacious bedroom is located in the private part of the ground floor, which also has its own private corner for rest and work. There is also a guest bathroom. A wide platform staircase lined with fine oak wood and with beautiful built-in lighting leads us to the middle floor of the villa where there is a larger bathroom, as well as a separate "Utility" room with a washing machine, tumble dryer and ironing station. The same staircase leads to the 1st floor of the villa, where there are 3 spacious bedrooms, each with access to a larger balcony that stretches the width of the entire house, which is an ideal place to stay with a beautiful view of the pool, nature and during the night with with a view of the starry sky. An additional larger bathroom is located on the same floor of the villa. 2. **RESIDENTIAL UNIT**, which consists of a total of 100m² of living space, is located on the last 2nd floor of the house, and has its own private entrance via an external staircase or can be accessed via the staircase from the main house. This separate residential unit is ready for all final works, which means that it is currently a high Roh-Bau phase, and that it is still possible to adapt it according to your own wishes and needs. The space is organized so that; consists of an open space where a living room with a dining room and a kitchen is planned, then two separate larger bedrooms, a bathroom and a toilet. Given that this villa consists of the main part of the house and an additional residential unit that you have the opportunity to arrange according to your wishes and needs, the same means that the property offers numerous

possibilities to its future owners. So you can use each housing unit separately or together by simply connecting them into one larger housing unit. **GROUND DESCRIPTION:** This high-quality stone family villa is located on a plot of 534 m², which is completely fenced and hidden from view. When we take away the space occupied by the villa and the swimming pool, you have a comfortable 315 m² yard at your disposal. The central part of the garden in front of the covered terrace with barbecue is occupied by a swimming pool of 28 m², as well as a sunbathing area and a space for setting up deckchairs. There is enough space in the garden for carefree fun and relaxation with family and friends. At the back of the villa there is a larger garage sufficient for parking two cars, as well as additional parking spaces. **ADDITIONAL INFORMATION;** * the house was completely renovated in 2019 for the owner's private needs. * in every room there is a TV, internet and air conditioning. * complete thermal insulation was installed, then custom-made aluminum shutters in ocean blue color, with adjustable slats. * the roof is equally insulated with thermal and hydro insulation. * in addition to air conditioning, heating is ensured by the installation of a new 14 KW pellet stove with a warm air flow system throughout the house, but electric radiators are also installed in each room. * heated water using the solar system. For any additional questions, necessary information or wish to organize an appointment to view the villa and its location, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31003

Additional contact info

Reference Number: 614968
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