

## Istra, bajkovito imanje sa bazenom i privatnim tenis terenom!, Žminj, House



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje

tržišta, argumenti su kojima raspoložemo.  
Danas je vrijeme novac, nastojat ćemo ga uštedjeti za Vas.

Plaćanje posredničke naknade-sa smiješkom na licu. Sve naprijed navedeno uz kvalificiranu pravnu pomoć i savjete.

Dobar odabir! Kroz naše web stranice nastojimo se približiti svim klijentima korisnicima naših usluga, i onima koji će to tek postati.

Zadovoljan klijent je naša obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Istra, bajkovito imanje sa bazenom i privatnim tenis terenom!
Property for:	Sale
House type:	detached
Property area:	600 m <sup>2</sup>
Lot Size:	44000 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	4
Price:	2,200,000.00 €
Updated:	Jun 28, 2024

### Condition

Built: 2019

### Location

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

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes

Number of parking spaces: 7

spaces:

Covered parking space: yes

## Description

Description:

In the heart of Istria, not far from Žminj, this idyllic estate extends over its 44,000m<sup>2</sup> with several separate legalized buildings. Electricity and water on the property! 1st building: 360.50 m<sup>2</sup> consists of a basement - gym, Finnish sauna, social area with pool table, wine cellar, 2 storage rooms, bathroom with walk-in shower, porch with machines. Possibility of closed garage with 2 parking spaces. On the ground floor there is a spacious living room with fireplace, kitchen, dining room, cellar, 2 bedrooms, hallway, bathroom with storage and a large terrace. On the 1st floor there is 1 bedroom (master bathroom with lavender) with access to a spacious terrace, a bathroom also with access to the terrace and a hallway with a built-in wardrobe. 2nd building: 60m<sup>2</sup>, consists of a studio apartment, i.e. a kitchen, 1 bedroom and a utility room with a separate entrance. As part of it, there are several parking spaces, an auxiliary generator house with 16kw (in case of power outage), and an outdoor fireplace. All buildings are decorated with the highest quality materials, such as: wood, marble, granite, onyx bathrooms with walk-in, all ertes are stone, facade 8 cm with flash glass, three-layer carpentry with gas in between, brass and Moretti Luce lighting. Underfloor heating. The 3rd object is a summer kitchen with 2 sinks, an electric plate and a modern wood-burning grill. 4. object, i.e. pool house with digital, automatic regulation for the pool, and equipment for tennis. The property also has a covered swimming pool (6\*10) with salt water and a heater. Everything is automatic, there is also a robot for cleaning it. This "smart house" has an internal and external sound system, video surveillance, automatic closing and opening of the portun, turning on the lights via mobile phone... The property is partially surrounded by a wall and wire fence, and deer are frequent guests here. The rest of the estate is a landscaped park with 500 conifer trees, lavender...with 13 irrigation zones that work overnight. If you want recreation, there is a tennis court and a 2 km tream trail available. There is a possibility of building a golf course or a lake. The property is clean. A request

for urbanization has been sent. If you are a lover of nature and love your peace, far from the city crowds, or you want to use it for the purpose of tourist rental, this is a property worth paying attention to! ID CODE: IST-0190

### **Additional contact info**

Reference Number: 616610  
Agency ref id: IST-0190  
Contact phone: 0913314002