

Istra, Žminj - obiteljsko imanje, 2 kuće s bazenima i 1 poslovni prostor, Žminj, Land



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on
the way to the best real estate.

Our focus is quality, safety and
finding the perfect property for
the money invested.

Reg No.: 133/2024

Listing details

Common

Title: Istra, Žminj - obiteljsko imanje, 2 kuće s bazenima i 1 poslovni prostor
Property for: Sale
Land type: Building lot
Property area: 630 m²
Price: 1,300,000.00 €
Updated: Nov 17, 2024

Location

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

Permits

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



Description

Description: Kaiser Immobilien presents a family estate complex consisting of 2 houses with swimming pools and 1 commercial - residential building, surrounded by nature; forest and green areas. It extends over an area of about 10,000 m², and consists of:
1. Detached house, two-story building of about 280m² with 3 garages (about 83m²), It consists of 3 apartments; - basement: tavern with fireplace (about 36m²), boiler room and wood storage area (about 10m²) - ground floor: apartment about 112m²; kitchen, dining room, living room, 3 bedrooms, 2 bathrooms, air conditioning, wi-fi, semi-covered terrace. - 1st floor: apartment about 100m²; kitchen, dining room, living room, 2 bedrooms, 1 bathroom, storage room, covered balcony, terrace, wi-fi. - 1st floor: apartment about 65m²; kitchen, dining room, living room, 2 bedrooms, 2 bathrooms, air conditioning, terrace. Next to the house is a swimming pool with an area of 43 m², a depth of 1.3 m, numerous parking

spaces, landscaped parks and surroundings, a vineyard (4 rows of vines, about 387 m²), an arable garden of about 180 m². 2. The detached house is a one-story building, with an area of about 70m², built in 2008. - ground floor: kitchen, dining room, living room, 2 bedrooms, 2 bathrooms, storage room, covered terrace (about 20m²), 2 air conditioners, wi-fi, barbecue. Next to the house is a swimming pool with an area of 8m x 5m, a depth of 1.3m, 2 covered parking spaces, landscaped parks and surroundings, a well (tank for drinking water) measuring 5m x 5m x 3m. Between the 1st and 2nd family houses, there is a sports and recreational area (about 600m²); beach volleyball court, see-saws, swings and a brick barbecue, and further on, urbanized land. In the valley below the 2nd family house, facilities for domestic animals, stables, garages for machinery (about 132m²) and space intended for animals (donkey, geese and chickens live on the property) were built. 3. Commercial-residential building, area of about 280m², located on a plot of 576m² - basement: 140m²; open space, 1 toilet, large parking lot (possibility of access for trucks) - ground floor: about 189m²; 3 rooms, hallway, 1 toilet, 3 bathrooms, kitchen, large covered terrace, 4 air conditioners, large parking lot. The facility has a use permit. The estate is busy and very well connected (near the Istrian Epsilon), in a beautiful green landscape, a quiet place ideal for a large family or a complex already prepared for rent (categorized apartments with swimming pools) with suitable sports and recreational facilities and its own business space that allows opening a business or further renting. It is also suitable for eco-tourism. Location: in the very center of the Istrian peninsula; distance from the sea - 20 km proximity to Istrian epsilon - 3 km Pula (airport) - 39 km Rijeka - 72 km Zagreb - 230 km Ljubljana - 181 km Venice - 261 km Vienna - 565 km Budapest - 571 km For additional information and sightseeing, contact us with confidence - Dean Luić, mobile: +385992140008, E-mail: dean@kaiser-immobilien.hr ID CODE: 100-070

Additional contact info

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