

ISTRA, ŽMINJ - Kuća s projektom za izgradnju stanova - Prilika za investitore!!!, Žminj, House



Seller Info

Name: Agencija Dux nekretnine
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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
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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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 - Kuća s projektom za izgradnju stanova - Prilika za investitore!!!
Property for:	Sale
House type:	semi-detached
Property area:	562 m ²
Lot Size:	400 m ²
Bedrooms:	27
Bathrooms:	10
Price:	1.00 €
Updated:	Nov 22, 2024

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

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	5
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Description

Description:	If all roads in Europe lead to Rome, then all roads in Istria lead to Žminj, the heart of Istria. From ancient times, Žminj was an important traffic hub because it connected the entire Istrian peninsula. The place is ideal for enjoying nature, hiking or cycling, and on the way through Žminj and its surroundings you will
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come across many stone houses, each of which tells its own story. Centuries-old Istrian stone houses have been converted into agritourisms, so you can also taste local Istrian cuisine, and on the last Saturday in August, the traditional feast of Bartulja is held as the largest folk feast that Istrians and their guests never miss. It is in this city that a stone house of important historical value with a floor area of 220 m² on 4 floors with a garden of about 400 m² is located for sale. A project was made in cooperation with the conservation department for the construction of an apartment building of 7 apartments, almost each of which would have its own parking lot. The land has all the infrastructure, water, electricity and city sewerage, and has access from two sides of the city. The project is designed as follows: The living space of all 7 apartments would total 562.60 m². The ground floor will consist of apartment number 1 and apartment number 2, the main entrance with a staircase and a ramp to the elevator, which will ensure unobstructed access to each person. Apartment no. 1 will have its own entrance on the left side of the building and 13.5 m² of garden. The area of this apartment will be 101.54 m², and will consist of a kitchen with dining area, spacious living room, two bedrooms, bathroom and additional separate toilet. Apartment no. 2 will have its own entrance at the front of the building. The area will be 49.36 m² and will consist of a kitchen with dining room and living room, bedroom and bathroom. The first floor will consist of apartment number 3 and apartment number 4, which will be provided with unobstructed access by stairs and elevators. Apartment no. 3 will have its own terrace of 20.42 m² with a well in the center, which makes it a special part of the building. The living area will be 91.49 m² and will consist of a kitchen with dining area, spacious living room with access to a separate terrace, spacious master bedroom, additional bedroom and bathroom. Apartment no. 4 will have entry from the usual staircase and elevator. The area of 48.60 m² will consist of a kitchen with dining area, living room, bedroom and bathroom. The second and third floors will consist of apartments number 5, 6 and 7, which will be accessed by a staircase and an elevator. Apartments no. 5 and no. 6 will be the most spacious residential units because they will contain living space on the second and third floor as two two-storey apartments. Apartment no. 5 will have 34.12 m² of living space on the second floor and 51.44 m² on the third floor, which will be especially spacious as it will offer open spaces with roof heights. The second floor of these apartments or the first floor of these apartments will consist of a kitchen with dining room and living room and bathroom, and the internal stairs will lead to the second floor of the apartment or the third floor where there will be two spacious master bedrooms, bathroom and closet. . Apartment no. 6 will have 59.89 m² of living space on the second floor, ie on the first floor of the apartment and 57.14 m² on the third floor or second floor of the apartment. The first floor of the apartment will consist of a spacious kitchen, a spacious dining room, a spacious living room and a bathroom, and the second floor of this apartment will have three spacious master bedrooms and a bathroom. Apartment no. 7 will have access from common staircases and elevators, and the total area of the apartment of 48.60 m² will consist of a kitchen with dining area, living room, bedroom and bathroom. This is an ideal opportunity for investors !! ID CODE: 19663

Additional contact info

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