

ISTRA PRIZEMNICA S 5 ZVJEZDICA, Žminj, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	ISTRA PRIZEMNICA S 5 ZVJEZDICA
Property for:	Sale
House type:	detached
Property area:	170 m ²
Lot Size:	800 m ²
Bedrooms:	5
Bathrooms:	3
Price:	464,000.00 €
Updated:	Oct 29, 2024

Condition

Newbuild:	yes
Built:	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:	A+
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Parking

Number of parking spaces:	3
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Description

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ŽMINJ, ISTRIA – an extraordinary 5* villa A villa for sale, which is part of a luxury settlement, only a 5-minute walk from the center of town. It is located in a very peaceful environment, with only a few houses in the heart of nature. Excellent opportunity for rent and income. The villa will be built for 5-star classification, with an A+ energy certificate, 2-4 parking spaces, and a charger for electric vehicles (11kw wall box for faster charging). An extremely well-designed floor plan guarantees plenty of privacy and functionality of the space. 4 bedrooms, each with its own bathroom, and an open concept living room of 51.36 m² with access to the sundeck and covered terrace in front of the overflow pool of 35 m², and a summer kitchen with a dining table. The outdoor toilet is an indicator of how much attention has been paid to the details, so that you don't get wet from the pool and dirty the inside of the house, there is also a storage room next to it. HEATING AND COOLING SYSTEM: The house has a SMART HOME system for managing heating and cooling via smartphone, a floor heating system, additional heating and cooling with internal fan converters, each room will have its own air conditioner, heat pumps. Biodegradable waste water drainage pit. One part of the house will be covered with decorative stone, thermal insulation with EPS panels 10 cm + Baumit facade. High quality Italian or Spanish ceramics will be used. The entrance door is anti-burglary, panoramic aluminum walls with three-layer safety glass and electric blinds will ensure plenty of natural light that penetrates into all the rooms of the villa. Video surveillance with the possibility of connecting to a mobile phone guarantees an additional sense of security. The total square footage of the yard is 800 m² with a complete horticultural arrangement of the lawn and 3 breathtaking olive trees, the yard is surrounded by a wall. The pool of 35 m² with a depth of 1.3 m will be covered with ceramic tiles, LED lighting, a shower and a machine room. COMPLETION OF CONSTRUCTION: June 2024. The price refers to a move-in house without furniture, and is shown for legal entities in the VAT system, while for natural persons the price is increased by the VAT item. For a viewing and a pleasant experience of buying real estate, contact me with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350 filip.maric@dogma-nekretnine.com ID CODE: IS1512404

Additional contact info

Reference Number: 668304
Agency ref id: IS1512404