

ISTRA, ŽMINJ - Prizemnica s bazenom u izgradnji, 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
Phone: 385 51 518 174
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 - Prizemnica s bazenom u izgradnji
Property for:	Sale
House type:	detached
Property area:	108 m ²
Lot Size:	700 m ²
Bedrooms:	5
Bathrooms:	2
Price:	519,000.00 €
Updated:	Oct 31, 2024

Condition

Built:	2024
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Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	3
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Description

Description:	ISTRIA, ŽMINJ - Ground floor with swimming pool under construction If all roads in Europe lead to Rome, then all roads in Istria lead to Žminj - the heart of
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Istria at an altitude of 379 meters. Since ancient times, Žminj has been an important traffic hub. It connected the entire Istrian peninsula. Due to its exceptional natural beauty, endless meadows, vineyards, rich fields, ancient forests and newly discovered caves, it is the right place to get in touch with nature. Green, healthy and sustainable tourism is characteristic of this municipality, which is impressive in terms of surface area, but also in terms of culture and gastronomy. The picturesque territory of Žminj has 33 settlements and 112 villages. A modern, elegant one-story house with a swimming pool in the heart of Istria is for sale, ideal for a family home or holiday home. The house was planned and designed with an emphasis on comfort, functionality and high-quality materials, and according to the standards for categorizing a holiday home with 4 stars. The house is located in central Istria, not far from Žminj. The surface of the house itself is 108 m². Layout of the rooms: Entrance hall Storage room (utility): room for washing machines, dryers, large wardrobe, internal units of the heat pump and water softener WC Two bedrooms (15 m² each) with private bathrooms, each with access to the terrace and pool Large open space area which includes a kitchen with an island, a dining room and a living room with a fireplace, also with an exit to the terrace. A large terrace consisting of an outdoor kitchen, a covered area, an 8x3 swimming pool (electrolysis) and a sunbathing area. Parking with an electric charging station. cars, which can fit at least 3 vehicles. Advantages: High-quality materials, fireproof and earthquakeproof construction. Quality aluminum windows. Floor heating throughout the house. Quality heating and cooling system (heat pump, air conditioner). External storage in the engine room of the swimming pool Charging station for electricity. cars The possibility of installing solar panels Customers are offered the option of choosing ceramics, sanitary ware, floors and room doors according to their own wishes. Possibility to buy a house with furniture as shown in the visualizations. Possibility of purchase without furniture. Completion of works 12/2025. Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34648

Additional contact info

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