

# Villa

Krničari, Žminj, Istria



<b>Ref</b>	RE-U-30479
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Krničari, Žminj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	220 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 780 000

### **Beautiful Stone House with a Swimming Pool in the heart of Istria in Zminj!**

For sale: a stunning stone house with a swimming pool and a large garden near Žminj. This spacious property spans 220 m<sup>2</sup>, providing ample space for comfortable living or business activities.

The finished section of the house includes both a ground floor and a first floor.

The ground floor features a living room, dining room, fully equipped kitchen, and a bathroom. The first floor boasts three beautifully decorated, air-conditioned bedrooms, two bathrooms, and an additional toilet. Additionally, the property includes an unfinished section with a total area of 100 m<sup>2</sup>. This section contains a large tavern on the ground floor, while the first and second floors await renovation to suit your needs.

Situated on a fully fenced 1000 m<sup>2</sup> garden, the property offers secure parking, beautifully landscaped green areas with a small children's playground, a spacious sun deck, and a stunning 34 m<sup>2</sup> swimming pool.

The house was renovated in 2016 and has been successfully used for tourism since 2017, generating a stable income.

Oriented to the west, the house allows for breathtaking sunset views.

This property is an excellent investment for long-term tourism, located just 2.5 km from the highway and 20 km from Rovinj and the sea. The ownership is clear and unencumbered (1/1), providing peace of mind and security for your purchase.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

#### **Property advantages:**

- Swimming pool
- Garden
- Stone house

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Price per m<sup>2</sup>:  
3.545 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.526 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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