

Villa

Žminj, Istria



Ref	RE-U-22037
Type	Villa
Region	Istria > Rovinj
Location	Žminj
Distance to sea	28000 m
Floorspace	800 sqm
Plot size	42500 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 200 000

Beautiful estate in the heart Istria covers a land of almost 50,000 m2 and offers a wide range of activities. The area of 19,740 m2 is located in the construction zone, and the rest is agricultural land.

The residential part of this property occupies 800 m2 with several additional buildings.

The main house was built with high quality materials: authentic Istrian stone, colorful marble, green onyx and olive wood.

From the front porch you enter a garden full of selected flowers and trees from all parts of the world.

The automatic spraying system takes care of the garden during the night and ensures a fresh morning.

The ground level: outdoor porch with 2 oak tables, leather seats and a stereo sound system, fully equipped kitchen,

open fireplace, large 3D TV, 2 bedrooms with large beds and a shared spacious bathroom.

The first level: bedroom with a double bed and access to a large sun terrace, one spacious bathroom with access to a small terrace.

The basement: Brunswick billiards room, a wine cellar, a gym and a sauna, and a garage.

There is another house that is built of the same quality material as the main villa. There are kitchens, bedrooms and bathrooms with

additional rooms for storage. This smaller house also offers an outdoor BBQ and a covered terrace with a table.

The round parking lot in front of the small house makes it accessible for cars.

The property has a special swimming pool of 60 m2 with a sliding lid. You can swim just like in the sea, as it contains salt water, and is large enough that the whole family.

You can also adjust the temperature of the water or enjoy a night swim with lights on and a relaxing water jet massage.

Next to the swimming pool there is a 200 m2 solarium, chairs, fresh water shower, kitchen with BBQ and professional trampoline.

Tennis court is another feature of this property. The terrain is lighted and made of artificial grass.

The audio system consisting of 40 external and internal speakers offers a special experience at this property and gives the possibility to enjoy the sounds of your favorite music along almost the entire property.

It is enough to cross your doorstep to dive into nature and become enchanted by the scents and vivid colors of more than 700 evergreen trees from all over the world. The smell of the Mediterranean that accompanies you as you walk through lavender fields immersed in green surroundings awakens all your senses. You finally enter a century-old pine forest, shading you from the sun on a warm summer day.

Your complete peace and privacy is ensured throughout the area. The property is fully fenced and covered with security cameras and a laser security system.

If you are one of those who values privacy and wants to indulge in first-class comfort in contact with nature, this property is the perfect place for you.

The property is rented out as a 4**** holiday villa thus offering future owner a well-established profit.

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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.

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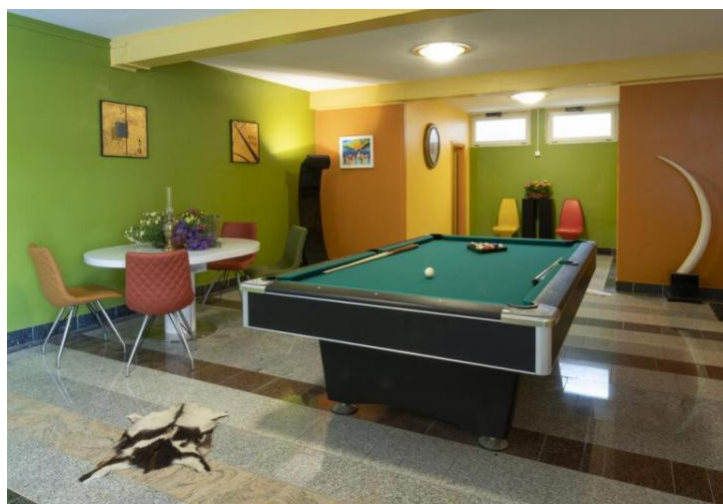
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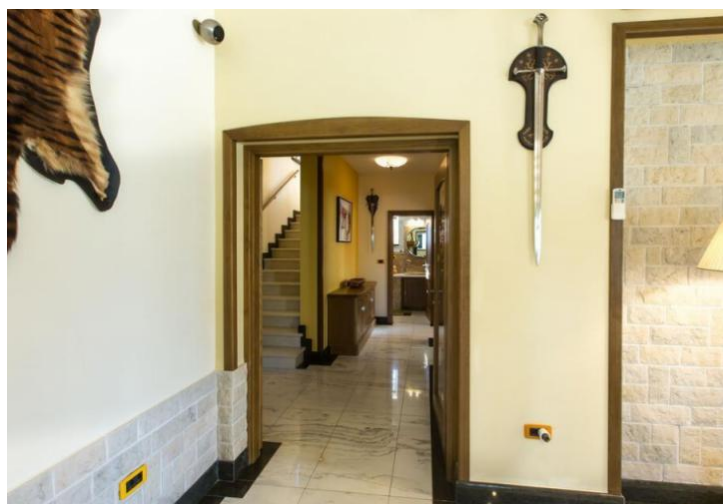
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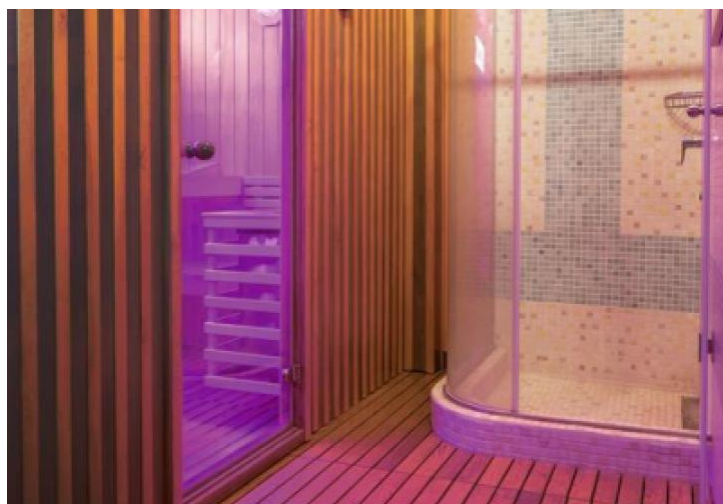
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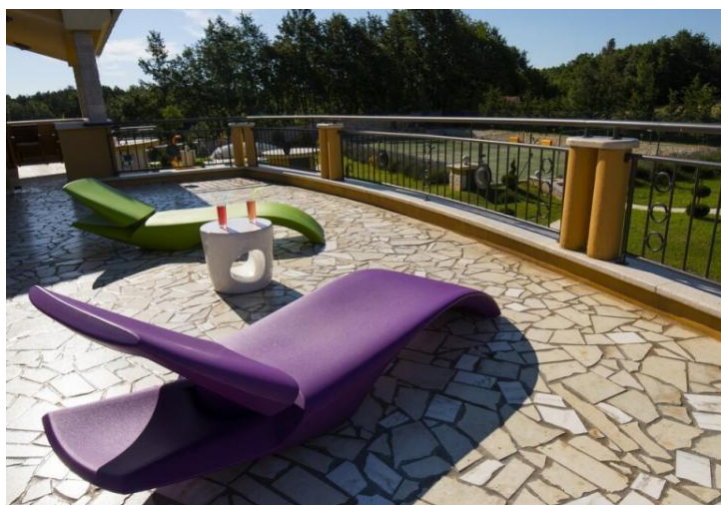
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