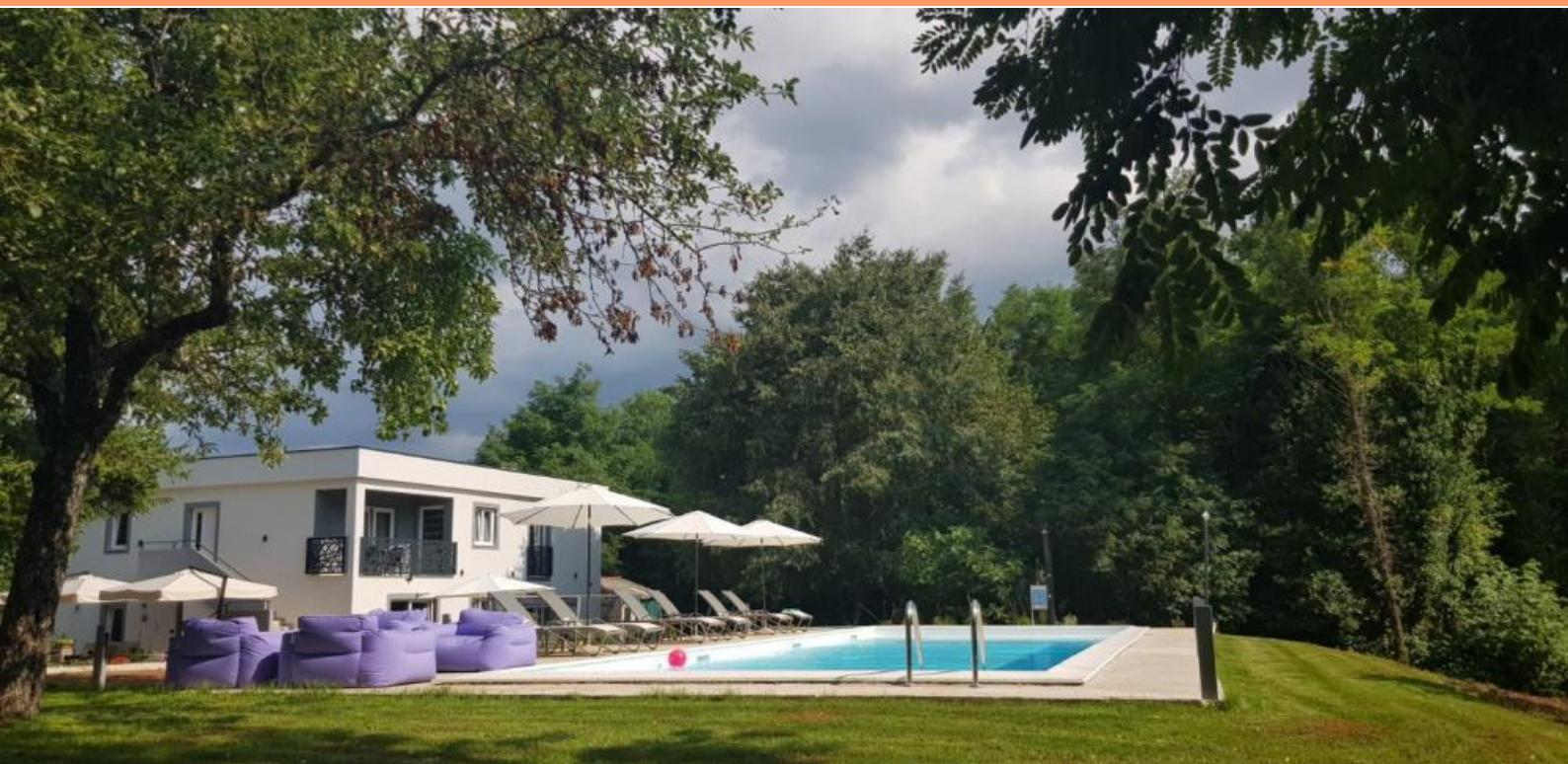


Villa

Žminj, Istria



Ref	RE-U-12009
Type	Villa
Region	Istria > Rovinj
Location	Žminj
Front line	No
Sea view	No
Distance to sea	25000 m
Floorspace	280 sqm
Plot size	5204 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 726 000

Wonderful estate in Zminj area of Istria hinterlands on a land plot of 5204 sq.m., over 0,5 ha of land!
Total area of the villa built in 2019-2021 is 280 sq.m.

The property consists of 4 residential units.

The space in the house is organized in such a way that there are 2 apartments on each floor.

On the ground floor there is a larger and smaller studio apartment. Larger apartment is equipped with kitchen, dining area, living room in "open space" with wood burning fireplace, bedroom and bathroom.

While the studio apartment with its living room, kitchen, dining room and bathroom, has a larger sunny terrace facing the pool.

An external staircase leads to the upper floor where two one-bedroom apartments are located, each of which has its own fully equipped kitchen, living room, dining room and bathroom. And from each bedroom there is access to the covered terraces where you can enjoy a unique view of the stars and peace with a glass of wine.

In addition to the building, there are two additional smaller ruined stone buildings that have been drawn and which can be used as additional content to the house, such as: taverns, saunas, workshops or similar.

The whole complex of buildings is surrounded by a beautiful natural garden and yard of a total of 4493m², which consists of meadows and forests.

It is ideal for relaxing in the shade and reading your favorite book or for carefree fun with friends and family. and one of the central places in the yard was occupied by a sun deck and a larger pool, 15 * 5 meters with salt water and a massage bench.

More advantages:

- * The property is for sale fully furnished and equipped, furniture is modern, brand new and high quality.
- * Heating on the ground floor is provided by air conditioning and central wood in each residential unit, while on the first floor is exclusively air conditioning in each residential unit.
- * The house is insulated with 6 cm of quality insulation
- * All residential units per floor can be merged into one single space, so that then the building had two apartments instead of four , or just one space of family villa
- * Villa is demonstrating excellent renting results

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.

Price per m²:
2593 €

Average price/m² of this type
in this region:
3677 €

Median price/m² of this type
in this region:
3348 €

Average price/m² of this type
in Croatia:
4416 €

Median price/m² of this type
in Croatia:
3873 €

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Žminj, Istria



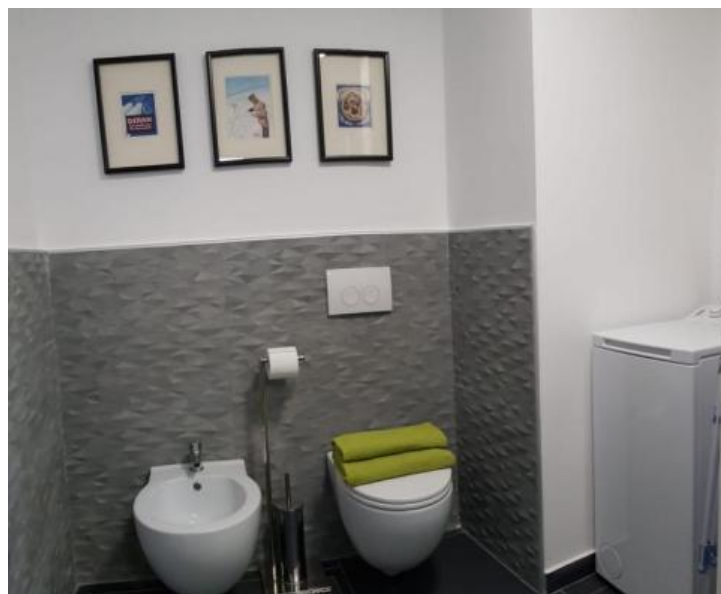
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