

Villa

Žminj, Istria



Ref	RE-U-26705
Type	Villa
Region	Istria › Rovinj
Location	Žminj
Front line	No
Sea view	No
Distance to sea	26000 m
Floorspace	173 sqm
Plot size	800 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 560 000

Villa under construction in Žminj!
Total area is 173 sq.m. Land plot is 800 sq.m.
Villa will be completed in 2024.

The layout of this villa with swimming pool is the following:
The kitchen, living room and dining room are designed with an open space concept. It also contains 3 spacious bedrooms - each with its own bathroom and an additional guest toilet in the living area and a storage room. With a separate external entrance, we find another additional room that can be used as a storage room.

Underfloor heating and air conditioners have been installed, the control of which will be enabled by the SMART HOME system - heating and cooling control from a smartphone.

The living room has access to a spacious garden of 800 m², where there is a large summer kitchen and a beautiful heated swimming pool of 32 m².
Four parking spaces with chargers for electric cars are also provided. The planned completion of construction is in April 2024. The price is expressed for the finished house, without furniture.
This beautiful villa is a real little paradise that can serve the future owner as an investment in increasingly popular vacation homes or as a perfect one-story house for family life.

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
- Storage
- Floor heating
- Garden

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Price per m²:
3.237 €

Average price/m² of this type
in this region:
4.239 €

Median price/m² of this type
in this region:
3.528 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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