

Villa

Žminj, Istria



Ref	RE-U-29333
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

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 581 000

Villa with heated pool in a quiet location in Zminj - in the very heart of Istria!

This charming single-story villa with a pool is under construction, located near the picturesque Žminj. The living space spans 173 m² and features an open-concept design encompassing the kitchen, living, and dining areas. The villa comprises three spacious bedrooms, each with its own bathroom, along with an additional guest toilet and a storage room in the living area. An extra room with a separate external entrance serves as an additional storage space.

The villa is equipped with underfloor heating and air conditioning units, controlled by a SMART HOME system for convenient heating and cooling management via smartphone. The living room opens onto an expansive 800 m² garden, complete with a large summer kitchen and a stunning 32 m² heated swimming pool. Additionally, four parking spaces with electric car chargers are provided.

The construction is scheduled for completion in April 2024. The price is quoted for the finished house, excluding furniture. This exquisite villa offers a perfect investment opportunity in the burgeoning market of vacation homes or an ideal single-story family residence.

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:
3358 €

Average price/m² of this type
in this region:
3540 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4366 €

Median price/m² of this type
in Croatia:
3868 €

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