

# Villa

Žminj, Istria



<b>Ref</b>	RE-U-30423
<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Žminj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	26000 m
<b>Floorspace</b>	170 sqm
<b>Plot size</b>	800 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

3

**Price**

€ 579 000

Modern villa with heated swimming pool in Zminj - in the very heart of Istria.

This stunning contemporary villa with a swimming pool is situated in a quaint village just 1 km from Žminj. This charming, detached single-story house offers 170 m<sup>2</sup> of living space. Inside, there is a spacious open-plan area featuring a kitchen, living room, and dining room, along with three large bedrooms, each with its own bathroom. Additionally, there is a guest toilet and a storage room. An extra room with a separate external entrance provides additional storage space.

The living room opens onto a generous 800 m<sup>2</sup> garden, which includes a large summer kitchen perfect for gatherings. There is also a small outdoor toilet. Just a few steps from the summer kitchen is a beautiful 34 m<sup>2</sup> heated swimming pool, allowing for year-round enjoyment. The property accommodates up to four parking spaces with electric car chargers.

Technical specifications of the villa include:

- Reinforced concrete foundations and base plate.
- 25 cm thick reinforced concrete load-bearing walls, columns, and beams.
- Internal partition walls made from 10-20 cm thick hollow brick blocks (Goriska brand).

Exterior features:

- Waterproofed and thermally insulated buried walls with 5 cm XPS panels.
- 10 cm EPS panels and Baunit façade system for exterior wall insulation.
- Decorative 2 cm thick bunja stone covering part of the exterior.
- Galvanized painted aluminum vertical gutters and rain sheeting.
- Roof thermal insulation with 15 cm XPS board and waterproofing.
- SIKAFLEX foil roof covering.

Interior features:

- Machine-made cement plastered walls.
- Spanish ceramic tile bathroom walls (60x60 cm or 60x120 cm).
- Twice-finished and painted white walls.

Flooring:

- 60x60 cm Spanish ceramic tiles (class 1) for living room and other floors.
- Class 1 ceramic tiles (60x60 cm) for exterior terrace floors.

Doors and windows:

- Rehau external openings from Switzerland, ALU panoramic walls with triple-layer glass.

- Smartphone-controlled electric blinds.
- Modern interior doors with magnetic locks and hidden hinges.
- Aluminum entrance door with a 3-point safety lock.
- Thermal aluminum exterior storage door.
- Aluminum and marble exterior and interior benches.
- External electric aluminum blinds on windows.
- Safety glass on panoramic ALU walls.

Heating, cooling, and hot water systems:

- Floor heating throughout the house and outdoor toilet.
- Biodegradable pit drainage.
- Each room equipped with an LG split air-conditioning system.
- Boilers in the engine room connected to heat pumps for hot water.
- 12KW solar power plant with N-Type panels on the roof.

Security:

- Video surveillance and anti-burglary lock on the entrance door, accessible via mobile phone.

Pool:

- Skimmer pool (35 m<sup>2</sup>, depth 1.3 m) with automatic filter, electrolysis purification, heat pumps for heating and cooling, LED lighting, and durastone coating in dark blue.

Surroundings:

- Electrically operated aluminum entrance gate with remote control.
- Walled yard with a green aluminum panel fence and cherry laurel plants.
- Drip irrigation system with a built-in programmer for fence plants.

Electricity:

- Schneider Electric EV car wall charger (11KW type 2, 5m cable) near the outdoor car park.

This exquisite villa is a true paradise, ideal as an investment in a highly desirable vacation home or as a perfect residence 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.

Price per m<sup>2</sup>:  
3406 €

Average price/m<sup>2</sup> of this type  
in this region:  
3532 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

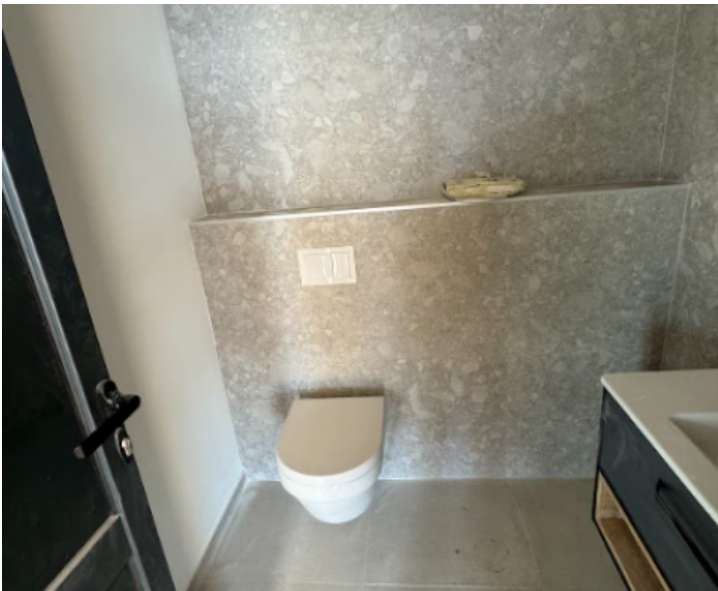
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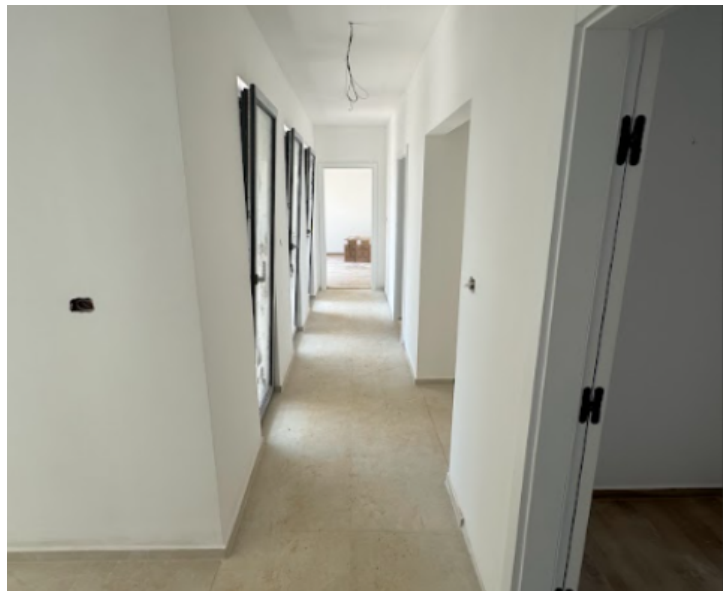
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