

# Villa

Žminj, Istria



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## Žminj, Istria



|                         |                 |
|-------------------------|-----------------|
| <b>Ref</b>              | RE-U-37193      |
| <b>Type</b>             | Villa           |
| <b>Region</b>           | Istria > Rovinj |
| <b>Location</b>         | Žminj           |
| <b>Front line</b>       | No              |
| <b>Sea view</b>         | No              |
| <b>Floorspace</b>       | 88 sqm          |
| <b>Plot size</b>        | 320 sqm         |
| <b>No. of bedrooms</b>  | 3               |
| <b>No. of bathrooms</b> | 2               |
| <b>Price</b>            | € 325 000       |

If all roads in Europe lead to Rome, then in Istria, they all lead to Žminj—the heart of the region and a historic crossroads. At

at this very junction, at the foot of the town, lies the Calvary from 1720. Žminj was part of the Pazin County from 1368, with the Venetians managing to conquer it for only one year in 1617.

### LOCATION DESCRIPTION:

The property is situated in the municipality of Žminj, in a charming small town that offers tranquility and privacy. It is surrounded by private homes and holiday villas, with only a few in the immediate vicinity. The house is an 8-minute drive from Žminj and the Istrian Y highway, 20 minutes from Trget and the nearest beaches, and 40 minutes from Pula, the largest city in Istria.

### PROPERTY DESCRIPTION:

The villa spans three floors, with a total living area of 88 m<sup>2</sup>.

The **ground floor** features an entrance hall and a bright living room seamlessly connected to the kitchen and dining area, with direct access to the courtyard.

An internal staircase leads to the **first floor**, where the master bedroom is located, complete with an en-suite bathroom.

On the **second and top floor**, there are two smaller bedrooms that share a bathroom.

The **spacious 320 m<sup>2</sup> garden** offers parking for multiple vehicles, a **7x4 m swimming pool** with a sunbathing area, and ample outdoor space for various activities in the fresh air.

### TECHNICAL DETAILS:

- 4 air conditioning units
- New carpentry
- New installations
- Parking for multiple vehicles
- 7x4 m swimming pool

For more details about the property and to schedule a viewing, contact your agent today!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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>:  
3693 €

Average price/m<sup>2</sup> of this type  
in this region:  
3529 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €

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