

Villa

Križanci, Žminj, Istria



Ref	RE-U-4479
Type	Villa
Region	Istria > Rovinj
Location	Križanci, Žminj
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	630 sqm
Plot size	9032 sqm
No. of bedrooms	9
No. of bathrooms	8
Price	Price upon request

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Complex of three remodelled villas cca. 2 km from the centre of Zminj!

It was an old family estate consisting of two family houses with swimming pools and one business-residential building on 9032 sq.m. of land.

For many years it had been functioning as an agricultural farm. Lately it was converted into a tourist complex for eco-tourism or agro-tourism.

House No.1 has total area of 280 sq.m. and offer three apartments.

The basement of this family house contains a tavern with a fireplace, a boiler room and a special area that serves as a woodshed.

The ground floor apartment is 112 m² and consists of a kitchen, dining room, living room, 3 bedrooms, 2 bathrooms and a covered terrace. The apartment is fully furnished and is rented as an apartment for 8 people.

On the first floor there are two apartments. One apartment fully furnished of 100 m² consists of a kitchen, dining room, living room, 2 bedrooms, 1 bathroom, storage room, and a covered balcony and terrace. The second apartment of 65 m² consists of a kitchen, dining room, living room, 2 bedrooms, 2 bathrooms and a terrace. Also furnished and rented as an apartment for 5 people.

This villa has a swimming pool of 43 m², depth 1.3 m, several parking spaces, landscaped park, vineyard and arable garden.

House No.2. is a holiday home with its own swimming pool with a total living area of 70 m².

It consists of a kitchen, dining room, living room, 2 bedrooms, 2 bathrooms, storage room, covered terrace and is fully equipped and a holiday house for rent for 6 people.

The house has a swimming pool of 40 m², 1.3 m deep and two covered parking spaces, a landscaped park and a nice well with drinking water that also serves as a terrace.

Between the 1st and 2nd building there is a sports and recreational area that includes a beach volleyball court, seesaws, swings and a built-in outdoor grill.

The property also contains facilities for domestic animals, barns, garages for machinery and a fenced area intended for animals.

Geese and chickens live here, as well as a cute donkey and many land turtles.

House no 3. is on the other side, it has total area of 280 sq.m. with a garden of 576 m². It was used for business purposes.

It is a detached building consisting of a basement and ground floor.

The basement contains an area of 140 m² with one toilet and a large parking lot in front for several trucks.

The ground floor is a business space of 189 m² with toilet, bathroom, large covered terrace and parking with several parking spaces.

The property is in order and all facilities have a use permit.

The property, which is very well connected in traffic in a beautiful green landscape, in a quiet place is ideal for a large family with a complex of already prepared facilities for rent and suitable sports and recreational

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facilities and its own business space.
Distance from the sea is about 20 km.

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.

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Average price/m² of this type
in this region:
3529 €

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

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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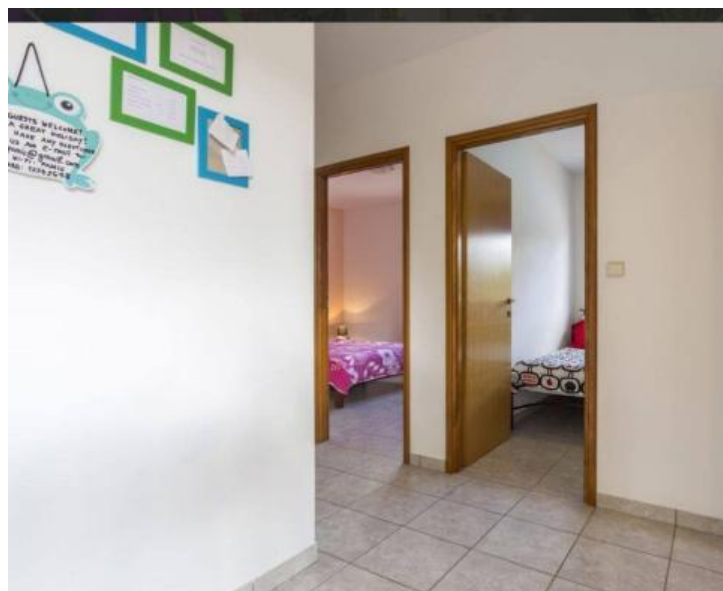
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