

Villa

Žminj, Istria



Ref	RE-U-18765
Type	Villa
Region	Istria > Rovinj
Location	Žminj
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	293 sqm
Plot size	2783 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 850 000

Luxury authentic style house within a new complex of villas in Zminj area!

There will be nine villas for sale in total to be constructed by 2024.

Total floorpspace is 293 sq.m.

Land plot is 2783 sq.m.

Villa 9 is conceived as a spacious two-storey building .

The ground floor will consist of a covered entrance, hall, kitchen, living room and dining room made according to the openspace concept, storage room, laundry room, two bedrooms with their own bathrooms, toilet and a large covered terrace with an outdoor kitchen.

Internal stairs lead to the first floor where there is a hallway and three more bedrooms, each with its own bathroom. There is also a beautiful sauna. The hallway and sauna have access to a nice covered terrace.

On the spacious garden of 2,783 m2, there will be the already mentioned summer kitchen with barbecue, a beautiful swimming pool of 11.5 x 3.5 m2 with a sunbathing area covered with stone and additional greenery with planted plants that will be watered through the irrigation system.

There is space on the garden to set up additional content for children and their undisturbed play.

For your tin pets, there are 3 covered parking spaces paved with concrete and a garage within the house for 2 more vehicles.

Underfloor heating is planned on the ground floor and on the first floor, while cooling is provided by air conditioners (every room + living room).

The house is oriented to the south and is open to light and sun almost all day, while at the same time ensuring maximum privacy for each individual house.

The house will be built in a typical Istrian style, where the emphasis was placed on the materials with which such houses were built once upon a time.

Demit facade is 10 cm thick and it comes on the facade in combination with stone. The interior and exterior carpentry is wooden. Ceramic floors, stone stairs. Wrought iron handrails and railings.

The entrance gate to the settlement will be powered by an electric motor and will be controlled by a remote control.

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:
2901 €

Average price/m² of this type
in this region:
3532 €

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

Average price/m² of this type
in Croatia:
4347 €

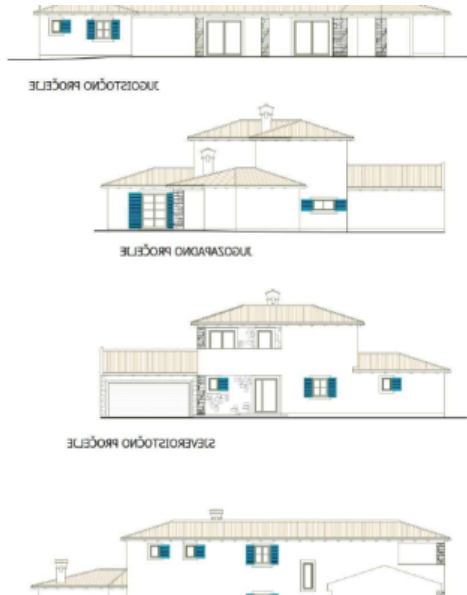
Median price/m² of this type
in Croatia:
3859 €

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