

Villa

Žminj, Istria



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Ref	RE-U-21026
Type	Villa
Region	Istria > Rovinj
Location	Žminj
Front line	No
Sea view	No
Distance to sea	18000 m
Floorspace	360 sqm
Plot size	1266 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 893 000

Villa at the final stage of construction in Cere, Žminj, cca. 18 km from the sea!

We present to you a spacious holiday villa with swimming pool in a beautiful and peaceful location, which is surrounded by green glades with only one neighbor.

The villa is in the process of construction and the future owners have the opportunity to express their wishes regarding the finishing works in the house: floors, layout, type of underfloor heating, as well as the location of the pool, so it is an ideal opportunity for those who would like to decorate the property according to their wishes!

The villa is located on a large land plot of 1266 m², and offers the living area is approximately 360 m² which extends over 2 floors.

It is an ideal investment for tourism because the villa has 5 bedrooms and 5 bathrooms.

On the ground floor there is an open space living room, kitchen, utility room under the stairs, and two bedrooms with private bathrooms, while on the first floor there are 3 bedrooms with private bathrooms and one of them has a terrace with a view of greenery and agricultural land.

There is also a swimming pool and a garage of approx. 35 m² in the garden.

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:
2481 €

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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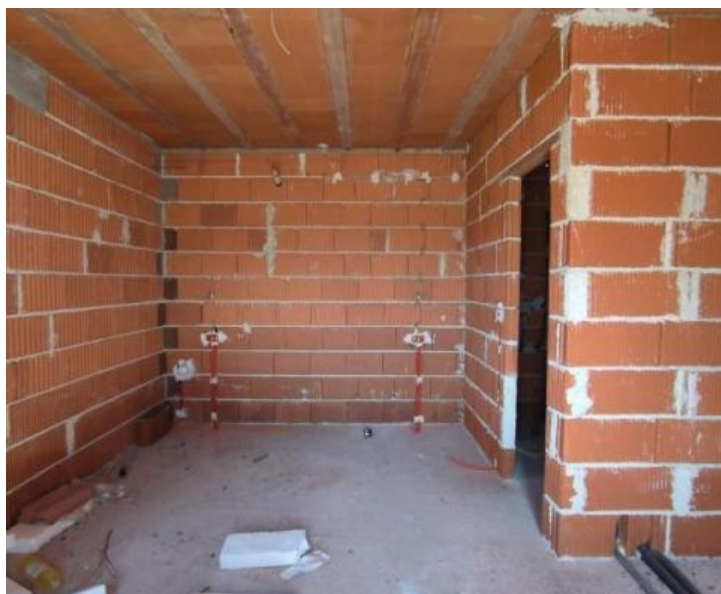
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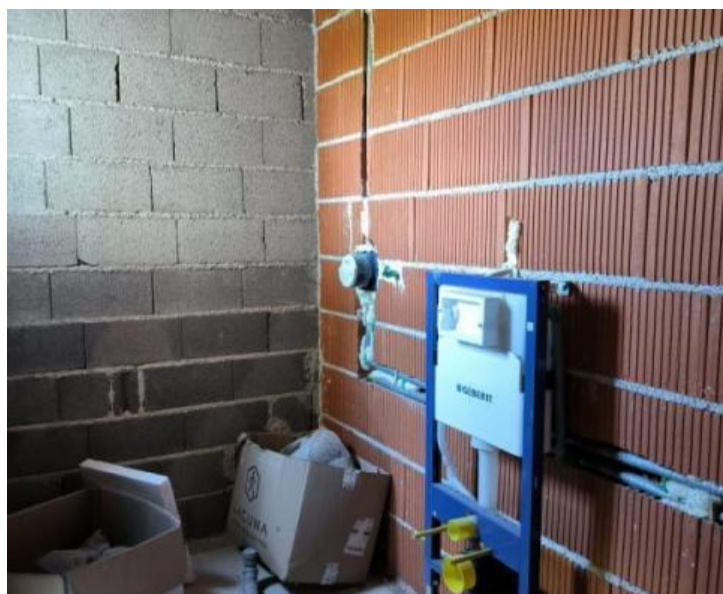
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