

# Villa

Krničari, Žminj, Istria



<b>Ref</b>	RE-U-21419
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Krničari, Žminj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	220 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 871 250

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## Krničari, Žminj, Istria



Magnificent stone villa in Krničari, Žminj, with swimming pool!  
It is magic Istrian hinterland hidden in lavanda and rozmarin.

Total surface of this charming beauty is 220 sq.m. Land plot is 1000 sq.m.

The arranged part of the house includes the ground floor and the first floor.

The ground floor of the house consists of a living room, a dining room, a fully equipped kitchen and a bathroom. On the first floor there are three beautifully decorated, air-conditioned bedrooms, two bathrooms and an additional wc.

The property also contains an unfinished part of the house with an area of 100 m2.

There is a large tavern on the ground floor, while the first and second floors should be renovated according to your wishes and needs.

The property is located on a completely fenced garden that covers 1000 m2.

This spacious garden offers secure parking, beautifully landscaped green areas with a small children's playground, a spacious sun deck and a beautiful swimming pool. of 34 sq.m.

The renovation of the house was completed in 2016, and since 2017 the house has been used for tourist purposes and generates stable income from tourism. The orientation of the house is towards the west, which allows you to enjoy beautiful sunsets.

This property represents an excellent investment for long-term tourism.

It is located in a nice green surrounding, only 2.5 km away from the highway, and Rovinj and the sea with beaches is only 20 km away.

Home ownership is 1/1, no encumbrances, giving you peace of mind and security when buying.

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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Price per m<sup>2</sup>:  
3960 €

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:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3857 €



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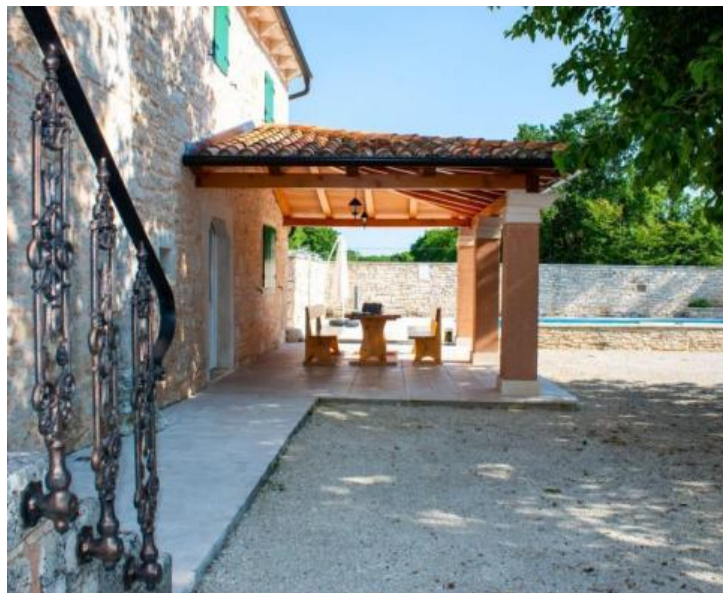
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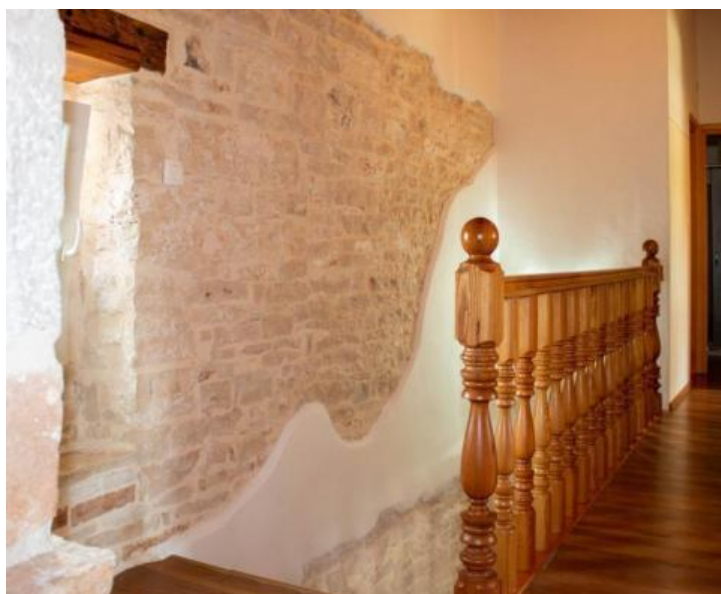
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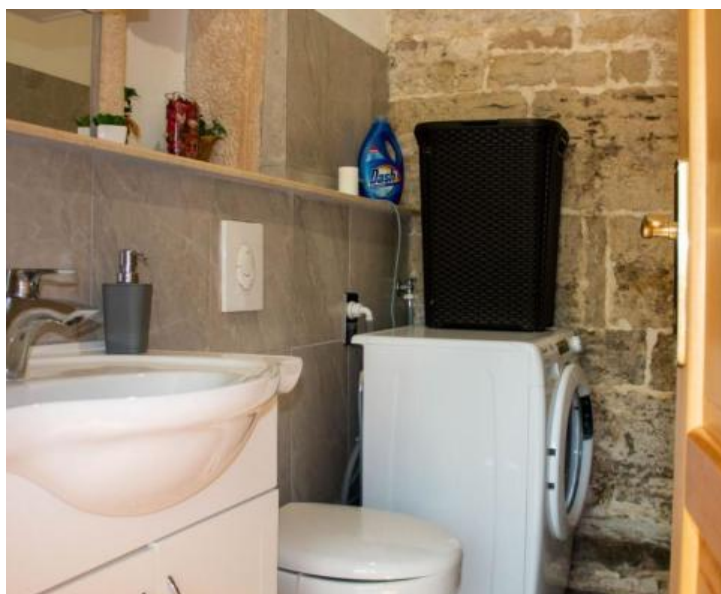
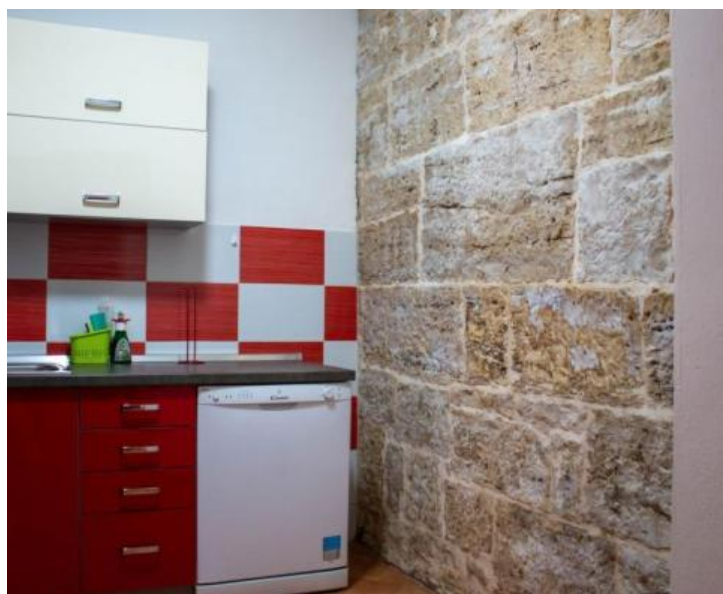
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