

Villa

Žminj, Istria



Ref	RE-U-26703
Type	Villa
Region	Istria › Rovinj
Location	Žminj
Front line	No
Sea view	No
Distance to sea	26000 m
Floorspace	170 sqm
Plot size	700 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 560 000

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Modern villa with swimming pool in Žminj region, cca 25 km from the sea.

Total area is 170 sq.m. Land plot is 700 sq.m.

This beautiful villa is a detached one-story building. It contains a large open space concept room with a kitchen, living room and dining room, 3 large bedrooms - each with its own bathroom and an additional guest toilet in the living area and a storage room.

With a separate external entrance, we find another additional room that can be used as a storage room.

Underfloor heating and air conditioning have been installed. In addition, the SMART HOME heating and cooling control system from a smartphone will be enabled. The living room has access to a spacious garden of 800 m², where there is a large summer kitchen - ideal for summer get-togethers. There is also a small outdoor toilet. After hanging out in the summer kitchen, you can take a few steps and cool off in the beautiful 34 m² swimming pool.

The swimming pool is equipped with a heating system, which allows you to swim and enjoy it all year round. Up to 4 parking spaces with chargers for electric cars are provided for your tin pets.

The planned completion of construction is scheduled for April 2024.

The price is expressed for the finished villa, without furniture.

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:
3294 €

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:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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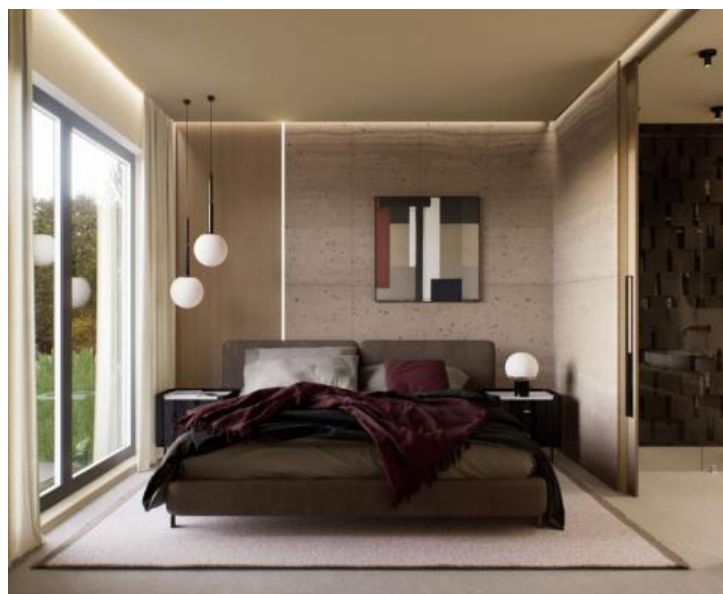
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