

Villa

Žminj, Istria



Ref	RE-U-27243
Type	Villa
Region	Istria > Rovinj
Location	Žminj
Front line	No
Sea view	No
Distance to sea	25000 m
Floorspace	135 sqm
Plot size	500 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 375 000

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New villa with swimming pool in Žminj within greenery!
Total surface is 135 sq.m. Land plot is 500 sq.m.

Villa consists of a spacious living room with kitchen and dining room, creating an open space ideal for family gatherings and entertainment. Two spacious bedrooms, each with its own bathroom, will provide you with privacy and comfort. The living room leads to a covered terrace and swimming pool. To facilitate your daily experience, the guest toilet will be located in the corridor, providing additional convenience. From the living room you will have direct access to a beautiful covered terrace, ideal for enjoying sunny days or relaxing by the refreshing swimming pool.

The issue of heating and cooling was solved by installing an air conditioner, a wood stove and underfloor heating.

Construction should be completed during 2024.

The location of this property is extremely favorable because it is located near all the necessary amenities for a comfortable life. Žminj offers proximity to shops, restaurants, schools and other important facilities. In addition, it is surrounded by the natural beauties of Istria, which provides wonderful opportunities for research and recreation. This property is ideal for those who value quality of life, modern architecture and luxurious details. Considering the current stage of construction, you have the possibility to adapt the interior according to your own wishes and create a custom-made home.

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:
2778 €

Average price/m² of this type
in this region:
3541 €

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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