

## Žminj, Slivari - Dizajnerska kuća u izgradnji, mirna lokacija!, Žminj, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Žminj, Slivari - Dizajnerska kuća u izgradnji, mirna lokacija!  
Property for: Sale  
Property area: 137.86 m<sup>2</sup>  
Bedrooms: 4  
Price: 590,000.00 €  
Updated: Jun 13, 2023

### Condition

Built: 2023



### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Žminj  
City area: Žminj  
ZIP code: 52341

### Heating

Heating type: air-conditioner

### Description

Description: Žminj, Slivari - Designer house under construction, quiet location! Žminj is a

small place surrounded by greenery, the center of the town is adorned with the beautiful baroque parish church of St. Mihovil, lovers of nature and active vacations will enjoy the numerous bicycle paths that pass through the typical hilly and green Istrian landscape. The gastronomic offer of the place is very rich and varied, apart from restaurants and taverns, you can taste traditional Istrian cuisine in several rural households. The sea and beautiful beaches are not far away, and the first ones in Rovinj are only twenty kilometers away. The modern designer house under construction is located in the heart of Istria in a quiet location in a small settlement. The modern villa, which exudes refinement, was designed as a one-story house with a unique design, architecturally contemporary, respecting traditional construction. The living area of the house is 137.86 m<sup>2</sup> and it is located on a plot with a total area of 999 m<sup>2</sup>. The house will consist of a kitchen, dining room and living room designed as an open space with access to the terrace and pool. The entrance part is designed in such a way that it visually refers to the pool and the surrounding greenery and at the same time separates the sleeping area from the living area. The villa is provided with three bedrooms, or two bedrooms + SPA module, each with its own bathroom. The hall will lead to the utility area and another bathroom. In the outer part, there is a large terrace, mostly covered, where there will be a summer kitchen with a dining table, a storage room and a swimming pool with the possibility of installing heating. The specifics of the villa are the large glass walls (facade system) that give it airiness, lighting and enable the interior to be combined with the swimming pool on the terrace and the greenery in the exterior. The price includes a complete video-surveillance and anti-burglary system, as well as horticultural landscaping. Underfloor heating and hot water heating with an air-water heat pump from renowned Japanese manufacturers are provided, and the cooling system is provided with separate air conditioners. The price does not include furniture, except for the interior of the entrance hall, there is a possibility to agree on the way of installation, design, selection of ceramics and other floor coverings, electrical equipment, room doors, etc. Upon agreement, it is also possible to implement the SMART-HOME system. Start of construction on the 4th of 2022, expected completion date – by the end of 2023. Designed by a renowned architectural office. Close to all the necessary facilities, 3 km from shops, supermarkets, cafes, restaurants, banks, pharmacies, gas stations. In the vicinity of the villa there are wine roads and olive oil roads, as well as a number of agritourisms. The famous tourist town of Rovinj is 15 minutes away and Pula is 20 minutes away. The villa is located in a location that is ideal both for permanent residence and as a vacation home due to the peace and privacy it will provide to the future owners.

## Additional contact info

Reference Number: 479571  
Agency ref id: 35664