



**Istria, Žminj - quality new
 single-storey house in a quiet
 location with a swimming pool 42
 m2,1...**

Croatia, Istria

Price:	€ 790 000
Object type	House
Market	New building
Year built	2024
Bedrooms	3
Number of rooms	3
Land area	1172 m2
Area	174 m2
Category	For sale



In a small town near Žminj where there are only a few houses, this quality one-story house is located on a spacious plot of 1172 m2. Gross area 174 m2, built in an L shape, with the following characteristics: entrance hall, toilet, utility room, spacious open space living room with kitchen and dining room, entrance hall, three bedrooms, of which the master bedroom has its own bathroom and separate toilet and shower, and additional bathroom. The huge terrace and further sunbathing area (total of 88 m2) can be accessed from the living room and bedrooms, while the heated swimming pool of 42 m2 is located in the central part. Excellent orientation of the house. the living room and kitchen area face south, while the bedrooms face east. The house is built of top quality materials. Reinforced concrete skeleton system filled with 25 cm Wienerberger Porothermm brick blocks, and partition walls with 10 cm thick bricks. Windows (blinds) and glass walls (blinds) are of the Cortizo brand in IZO design with breaks in thermal bridges. Flat roof TPO waterproofing. Facade in ETICS design. The floors are in microcement throughout the house. Heating and cooling is via Mitsubishi ducted units, where each room and living room has an autonomous system. Bathrooms are heated with electric radiators and underfloor heating. The system is powered by a Viessman Vitosol heat pump with a solar collector on the roof. Parking is covered and provided for two cars. Automatic door at the entrance. Possible installation of a charger for electric vehicles. This superb house is ideal for someone who wants to secure peace, but also as an investment in tourism. We are at your disposal for additional information.

Contacts:

Alina Merca
GSM: + 37129642499
 (Viber, WatsApp)



ID: HR-191-148029
WWW.MERCURYSTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

E-mail: alina@mgroup.lv