

## HABITO

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<b>Code :</b>	01300
<b>Location :</b>	Žminj
<b>Building size :</b>	170 m2
<b>Lot size :</b>	1000 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	30000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

Price : 650.000 €

The house is located in central Istria, between the Istrian towns of Gračišće, Lindar and Žminj.

It is located on a hilly terrain in the middle of a tame Istrian oak forest.

The location is ideal for those who love nature and peace.

It was conceived as a combination of modern architecture and traditional Mediterranean style with simple lines, built with modern and traditional materials such as stone, wood and concrete.

The house has two floors, living area 170 m2 + 80 m2 covered terraces on a plot of approx. 1000 m2.

The living spaces of the house come into direct contact with the surrounding terrain through the outdoor terraces and have a beautiful open view of nature and the pool from the ground floor and first floor.

Estimated completion time is November 2024.

### INTERIOR

The ground floor consists of an open living room with a kitchen and dining room, a utility room with a toilet, and a bedroom with a separate bathroom. From the living room you enter the covered part of the terrace, which continues to the outdoor pool.

The first floor consists of two bedrooms, each with a bathroom. The floors are parquet, except in the bathrooms, where the floors are ceramic.

Space heating and drinking water preparation is provided by a central system using a heat pump. The building will have a firewood fireplace with an open hearth in the living room.

Floor heating is provided in all bathrooms.

The pool area is 50 m2. The edge of the pool is paved with stone, and the inside of the pool is paved with mosaic tiles. The sun deck around the pool is covered with stone.