

## ISTRA, ŽMINJ - Novogradnja nedaleko centra grada, Žminj, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                   |  |
|-------------------|--|
| Title:            | ISTRA, ŽMINJ - Novogradnja nedaleko centra grada |
| Property for:     | Sale   |
| Property area:    | 55 m <sup>2</sup>                                |
| Floor:            | 1  |
| Number of Floors: | 2  |
| Bedrooms:         | 3  |
| Bathrooms:        | 1  |
| Balcony area:     | 7 m <sup>2</sup>                                 |
| Price:            | 156,000.00 €                                     |
| Updated:          | Jul 05, 2024                                     |

### Condition

|           |     |
|-----------|-----|
| Newbuild: | yes |
|-----------|-----|



### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Description

|              |   |
|--------------|---|
| Description: | ISTRIA, ŽMINJ - New construction near the city center If all roads in Europe lead to Rome, then all roads in Istria lead to Žminj - the heart of Istria at an altitude of 379 meters. Since ancient times, Žminj has been an important traffic hub. It connected the entire Istrian peninsula. Due to its exceptional natural beauty, |
|--------------|---|

endless meadows, vineyards, rich fields, ancient forests and newly discovered caves, it is the right place to get in touch with nature. Green, healthy and sustainable tourism is characteristic of this municipality, which is impressive in terms of surface area, but also in terms of culture and gastronomy. The picturesque territory of Žminj has 33 settlements and 112 villages. Not far from the center of Žminj, a building of modern design is under construction, which extends through the ground floor and two floors and contains a total of eight residential units. Durable and reliable materials are used in the construction, which guarantee long-term satisfaction and security of housing. The space planning of each floor was carried out in detail, which resulted in a high-quality layout of the rooms, which guaranteed the full use of the space. The object of sale is an apartment with a total area of 59.62 m<sup>2</sup>, located on the first floor of the building. It consists of two bedrooms, a bathroom and an open concept space that unites the living room, dining room and kitchen with access to a covered balcony. Parking spaces and apartment gardens on the ground floor of the building are purchased separately according to the corresponding calculation coefficient. This apartment in a new building within walking distance of shopping, cultural, educational and recreational facilities is an ideal opportunity for a comfortable family life as well as an investment for the purpose of tourist rental. The project is currently under construction, it is for sale on a turnkey basis, and the handover of the apartments is planned for the end of 2024. The seller of the property in question is a legal entity. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25241

### Additional contact info

Reference Number: 539534

Agency ref id: 25241