

## Žminj, izvrstan projekt zgrade u srcu mjesta, Žminj, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
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Country: Croatia  
Region: Istarska županija  
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City area: Poreč  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Žminj, izvrstan projekt zgrade u srcu mjesta  
Property for: Sale  
House type: detached  
Property area: 601 m<sup>2</sup>  
Number of Floors: 3  
Bedrooms: 34  
Bathrooms: 9  
Price: 249,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 1750

#### Location

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

ZIP code: 52341

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Description

Description:

Istria, Žminj Žminj is located in the very heart of Istria, surrounded by natural beauty, and walking through its stone streets you can see how many buildings have preserved their original appearance. One such building was chosen to be completely renovated and once again enable living within its walls. The current state of the building dates from the second half of the 18th century and has retained all the characteristics of that era, such as the beautiful stone frame of the entrance door. Nearby are all the necessary facilities for life and enjoyment, such as shops, health and educational institutions, catering and the like. Larger cities such as Rovinj and Pula with their offer are only 20 kilometers away, and the proximity of the highway enables and facilitates connection with the rest of Istria. The property consists of two houses, one of which extends through four, and the other through three floors of living space. The reconstruction envisioned a building with as many as seven residential units, as well as common spaces such as a tavern for socializing and a landscaped yard, and the total net square footage would be 601 m<sup>2</sup>. On the ground floor there would be two apartments with separate entrances, a tavern and a passage to the courtyard area from the common staircase with an elevator. The first floor would accommodate two more apartments, the larger of which would also have access to an open terrace with an autochthonous well, which is still located on the property. The second floor would accommodate one smaller apartment, and two larger ones that would extend through the third floor with bedrooms. The project was designed in detail and elaborated down to the smallest detail while respecting the provisions of the Heritage Office. The construction permit has been issued and all costs and contributions have been paid, and construction can begin immediately. This is an excellent investment opportunity considering that the demand for apartments and tourist facilities in this area is increasing year by year in accordance with the development of the municipality of Žminj. ID CODE: 1029-502

## Additional contact info

Reference Number: 544979

Agency ref id: 1029-502

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