

## Prostrano seosko imanje u okolici Žminja, Žminj, House



### Seller Info

Name: Agencija Europartner  
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Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Prostrano seosko imanje u okolici Žminja
Property for:	Sale
House type:	detached
Property area:	591.0 m <sup>2</sup>
Lot Size:	8745.0 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	1
Cellar:	yes
Price:	420,000.0 €
Updated:	Dec 11, 2023

### Condition

Condition:	Kept
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## Location

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

## Permits

Ownership certificate:	yes
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## Additional information

Infrastructure:	Water
Energy efficiency:	In preparation



## Parking

Number of parking spaces:	10
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## Description

Description:	<p>Not far from Žminj and beautiful Rovinj is this spacious autochthonous Istrian estate. The property is only 4 km from the center of Žminj and all the facilities that Žminj offers, and 29 km from Rovinj. The property consists of two separate buildings that form one unit. There is one mixed-use building with a surface area of 362 m<sup>2</sup>, and an auxiliary building with a surface area of 27 m<sup>2</sup>. The living space extends to 412 m<sup>2</sup> and consists of a kitchen, a living room, a bathroom, a separate toilet, 4 bedrooms, a storage room, a hallway and a spacious terrace. This part also includes 2 separate garages, 2 taverns, and rooms with a fireplace and a cistern. The building management consists of a barn with storage on the first floor and a closed canopy intended for storage. The property is spread over a spacious plot of land of 8,745 m<sup>2</sup>, of which 4,260 m<sup>2</sup> is construction land and 4,485 m<sup>2</sup> is agricultural land. Due to its location and size, this is a property with great possibilities. The property can be slightly renovated for the purpose of a large country estate. Given that the property has 4,260 m<sup>2</sup> of construction land, it is also suitable for construction. The house and the building are legalized. It is important to note that the property is regularly mowed and maintained. It is suitable for various activities. A shop, school, kindergarten, restaurants, post office and pharmacy are only a few minutes away by car. This unique property with huge potential is a perfect opportunity to invest and build an attractive property in the Istrian style, suitable for vacation, residence or rental for tourist purposes. Žminj is a municipality in the heart of Istria with 33 settlements and 112 villages. 3,650 inhabitants currently live in Žminj and Žminjščina. Until 1993, Žminj belonged to</p>
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the Municipality of Rovinj, which speaks volumes for the simultaneous gravitation of Istria's west coast and central Istria. Somewhere halfway, Žminj really found its place under the sun. 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.

### **Additional contact info**

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