

Prostrano seosko imanje u okolici Žminja, Žminj, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company Name: Europartner d.o.o.
Service Type: Selling
Additional Email: office@europartner.hr
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
Address: Mate Vlašića 20
Mobile: +385 98 923 6402
Phone: +385 52 433 268
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 m ²
Lot Size:	8745 m ²
Bedrooms:	5
Bathrooms:	1
Cellar:	yes
Price:	488,000.00 €
Updated:	Dec 11, 2023

Condition

Condition:	Kept
------------	------

Location

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

Permits

Ownership certificate:	yes
------------------------	-----

Additional information

Infrastructure:	Water
Energy efficiency:	In preparation



Parking

Number of parking spaces:	10
---------------------------	----

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 m², and an auxiliary building with a surface area of 27 m². The living space extends to 412 m² 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 m², of which 4,260 m² is construction land and 4,485 m² 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 m² 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>
--------------	---

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. Custom ID: D-145 Energy class: U izradi
Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 551325
Agency ref id: D-145
Contact phone: +385 (91) 268-2467