

## Kamena ljepotica 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  
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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:	Kamena ljepotica u okolici Žminja
Property for:	Sale
House type:	in sequence
Property area:	180 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	210,000.00 €
Updated:	Dec 19, 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

## Additional information

Infrastructure: Water



## Parking

Number of parking spaces: 2

## Description

Description:

This stone beauty is for sale in the heart of Istria, not far from Žminj. The house is designed in such a way that it consists of a larger house and a smaller house that are connected to each other by a swimming pool and a sun deck. The larger house covers 120 m<sup>2</sup> and consists of the ground floor and first floor. The house is designed in such a way that on the ground floor there will be a kitchen with a dining room, a living room and a toilet, while two rooms with private bathrooms are planned on the first floor. Right next to the house there is also a smaller house of 60 m<sup>2</sup>, which makes it a separate unit. It is possible to create a separate apartment, tavern for guests, studio or other according to your own needs and ideas. Considering that the house is in the renovation phase, this stone beauty offers many possibilities in this phase of adaptation. If you are looking for a stone house in Istria and would like to arrange it according to your own taste, this is the house Ideal for you. A swimming pool is being built in front of the house with a beautiful sunbathing area and a green area below. Žminj is a municipality in the heart of Istria with 33 settlements and 112 villages. 3,650 inhabitants currently live in Žminj and Žminjština. Until 1993, Žminj belonged to 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-150 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: 554032  
Agency ref id: D-150  
Contact phone: +385 (91) 268-2467