

## ISTRA, ŽMINJ - Imanje sa 3 samostojeće kuće, Žminj, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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City: Rijeka  
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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 - Imanje sa 3 samostojeće kuće
Property for:	Sale
House type:	detached
Property area:	630 m <sup>2</sup>
Lot Size:	9032 m <sup>2</sup>
Bedrooms:	28
Bathrooms:	8
Price:	1.00 €
Updated:	Jul 30, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

### Description

Description:	In the center of Istria, about 2 km from the town of Zminj, a family estate complex is for sale, consisting of two family houses with swimming pools and one business-residential building. The property is located at the end of a quiet village which guarantees privacy and is surrounded by nature, forest and green areas. The property covers an area of 9,032 m <sup>2</sup> , all within the construction zone. The first building is a family detached house, two storeys, with a total living area of about 280 m <sup>2</sup> . The house actually represents three apartments. The ground floor apartment is 112 m <sup>2</sup> and consists of a kitchen, dining room, living room, 3 bedrooms, 2 bathrooms and a covered terrace. The apartment is fully furnished and is rented as an apartment for 8 people. On the first floor there are two apartments.
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One apartment fully furnished of 100 m2 consists of a kitchen, dining room, living room, 2 bedrooms, 1 bathroom, storage room, and a covered balcony and terrace. The second apartment of 65 m2 consists of a kitchen, dining room, living room, 2 bedrooms, 2 bathrooms and a terrace. Also furnished and rented as an apartment for 5 people. The basement of this family house contains a tavern with a fireplace, a boiler room and a special area that serves as a woodshed. The house has a swimming pool of 43 m2, depth 1.3 m, several parking spaces, landscaped park, vineyard and arable garden. The second building is a detached house, a holiday home with its own pool with a total living area of 70 m2. It consists of a kitchen, dining room, living room, 2 bedrooms, 2 bathrooms, storage room, covered terrace and is fully equipped and a holiday house for rent for 6 people. The house has a swimming pool of 40 m2, 1.3 m deep and two covered parking spaces, a landscaped park and a nice well with drinking water that also serves as a terrace. Between the 1st and 2nd building there is a sports and recreational area that includes a beach volleyball court, seesaws, swings and a built-in outdoor grill. The property also contains facilities for domestic animals, barns, garages for machinery and a fenced area intended for animals. Geese and chickens live here, as well as a cute donkey and many land turtles. On the edge of the property there is a business and residential building of 280 m2 with a garden of 576 m2. It is a detached building consisting of a basement and ground floor. The basement contains an area of 140 m2 with one toilet and a large parking lot in front for trucks. The ground floor is a business space of 189 m2 with toilet, bathroom, large covered terrace and parking with several parking spaces. The property is in order and all facilities have a use permit. The property, which is very well connected in traffic in a beautiful green landscape, in a quiet place is ideal for a large family with a complex of already prepared facilities for rent and suitable sports and recreational facilities and its own business space. Distance from the sea is about 20 km. ID CODE: 4479

## Additional contact info

Reference Number: 578183  
Agency ref id: 4479