

## Žminj - okolica, autohtono istarsko imanje u središtu Istre, Žminj, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),  
Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Žminj - okolica, autohtono istarsko imanje u središtu Istre  
Property for: Sale  
House type: detached  
Property area: 591 m<sup>2</sup>  
Lot Size: 8745 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 1  
Price: 488,000.00 €  
Updated: Nov 06, 2024

### Condition

Built: 1950

### Location

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

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes

Number of parking spaces: 7

## Description

Description: Žminj, Spacious property in autochthonous Istrian style, Istrian-style property for sale, located in the heart of central Istria, only 4 km from Žminj and 30 km from Rovinj and the sea, in a beautiful and peaceful place surrounded by nature and picturesque landscapes. The property consists of a 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 of the building extends to 412 m<sup>2</sup> and consists of a kitchen, a living room with a fireplace, a bathroom, a separate toilet, 4 bedrooms, a storage room, a hallway and a spacious outdoor terrace. This part also includes 2 separate garages, 2 taverns, and rooms with a fireplace and a cistern. THE ECONOMIC PART of the property 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. Shop, school, kindergarten, restaurants, post office and pharmacy are just a few minutes away by car. The place is quiet and surrounded by beautiful nature. 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. CHARACTERISTICS OF THE PROPERTY: A spacious property in the Istrian style. Living space 412 m<sup>2</sup> Additional outbuilding 2 garages and 2 taverns Large garden 8,745 m<sup>2</sup> The place is quiet and surrounded by nature Perfect renovation potential The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors, but we want to be as precise and accurate as possible ID CODE: 865

## Additional contact info

Reference Number: 612999  
Agency ref id: 865  
Contact phone: 091 784 8083