

## ISTRA, ŽMINJ - Kuća za odmor na osami, s bazenom i jacuzzijem, Žminj.

### House



#### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Kuća za odmor na osami, s bazenom i jacuzzijem
Property for:	Sale
House type:	detached
Property area:	100 m <sup>2</sup>
Lot Size:	2781 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	3
Price:	399,000.00 €
Updated:	Jun 03, 2024

### Condition

Last renovation:	2017
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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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### Parking

Garage:	yes
Number of parking spaces:	7

### Description

Description:	ISTRIA, ŽMINJ - Secluded vacation home with swimming pool and jacuzzi Since ancient times, Žminj has been an important traffic hub that connected the entire Istrian peninsula. The place is ideal for enjoying nature, hiking or cycling, and on
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the way through Žminj and its surroundings you will come across many stone houses, each with its own story. Centuries-old Istrian stone houses have been converted into agritourisms, so you can taste local Istrian cuisine, and on the last Saturday in August, the traditional Bartulja feast is held, the biggest folk feast that Istrians and their guests never miss. Just a few minutes' drive from the center of Žminj, this unique holiday home is located surrounded by nature and greenery. The house is secluded, with the first neighbors 450 meters from the house, thus providing enough privacy and peace to the future owners. Its living area of 100 m<sup>2</sup> is spread over the ground floor and first floor. The ground floor consists of a kitchen, dining room, living room and bathroom. We climb the internal staircase to the first floor, where there are two bedrooms and two bathrooms. The house also has a basement of 12 m<sup>2</sup>. The spacious garden area of 2,781 m<sup>2</sup> has a swimming pool with a sunbathing area, a massage tub and a covered terrace under which there is a table for outdoor dining and spending time with the family. Next to the pool there is also a round kažun with an area of about 18 m<sup>2</sup>. Kažun is currently used as a storage space, but the future owner can arrange it according to his wishes. For tin pets, you can use the garage of approx. 40 m<sup>2</sup> or park in the garden - more parking spaces are available. The house is categorized with 3\* and has been successfully rented for years so that the new owner can quickly take over the job. There is a possibility of buying another 2,000 m<sup>2</sup> of garden. Opportunity! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30830

### Additional contact info

Reference Number: 613276  
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