

ISTRA, ŽMINJ - Izvanredno kombinirano zemljište, Žminj, Land



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
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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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 - Izvanredno kombinirano zemljište
Property for:	Sale
Land type:	Building lot
Property area:	12958 m ²
Price:	285,000.00 €
Updated:	Jul 18, 2024

Location

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



Description

Description: ISTRIA, ŽMINJ - Extraordinary combined plot of land If all roads in Europe lead to Rome, then all roads in Istria lead to Žminj - the heart of Istria at an altitude of 379 meters. Since ancient times, Žminj has been an important traffic hub. It connected the entire Istrian peninsula. Due to its exceptional natural beauty, endless meadows, vineyards, rich fields, ancient forests and newly discovered caves, it is the right place to get in touch with nature. 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. The picturesque territory of Žminj has 33 settlements and 112 villages. In the peace, clean air and untouched nature of the green heart of Istria, in the suburbs of the town of Žminj, there is an extraordinary combined land for sale. It is located on the edge of a gentle place whose location offers an authentic experience of a small Istrian settlement, intimacy, relief from every busy effort and a break from noise and at the same time close enough to the dynamic cities of Istria with a range of amenities. According to spatial planning documentation ca. 4,500 m² is a building plot for residential use. What. 3,270 m² is located in the undeveloped part of the construction area of the settlement, approx. 595 m² in the built-up part of the construction area of the settlement and approx. 635 m² in the undeveloped part of the construction area of the settlement. The rest of the land is outside the boundaries of the construction area. The terrain of the majority of the construction part of the land is flat and clean, while the rest of the terrain is mostly flat with a slight slope and is partially covered with low, medium and tall unorganized vegetation characteristic of the climate in which it is located. The access road has a

public traffic area and all the basic infrastructure is located next to the land. The spacious land consists of several cadastral parcels that together form a unique whole of harmonious predispositions, and due to its microlocation, configuration, proper ownership and documentation, it is an unquestionable opportunity for investment in the construction of various housing projects and usable opportunities with the concrete benefit of construction both for one's own needs and for the needs of the speculative market. The possibility of buying additional real estate in addition to the land in question; building plot of 899 m² on which there is a fully adapted and habitable stone house and an outbuilding for adaptation. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32034

Additional contact info

Reference Number: 625413
Agency ref id: 32034