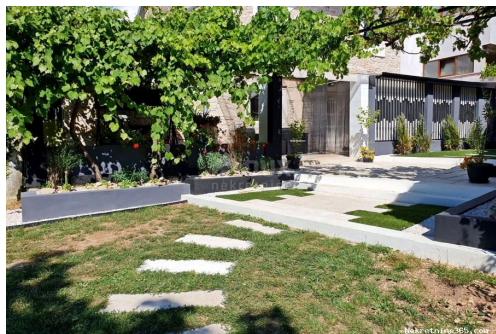


## ISTRA, ŽMINJ - Prostrana oaza mira i potencijala, Žminj, House



### 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 - Prostrana oaza mira i potencijala
Property for:	Sale
House type:	semi-detached
Property area:	183 m <sup>2</sup>
Lot Size:	13743 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	1
Price:	483,000.00 €
Updated:	Jul 18, 2024

### Condition

Last renovation:	2023
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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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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	<p>ISTRIA, ŽMINJ - A spacious oasis of peace and potential 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, a</p>
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spacious oasis of peace and potential is 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. The subject of sale is real estate consisting of a house, an outbuilding, a shed, an auxiliary building and a combined plot of land. House of approx. 138 m<sup>2</sup> of floor space is the ground floor and one floor, half of the house is adapted, while half of the house (only the ground floor is built in nature) can be adapted without a building permit. During the adaptation of the house, durable and reliable materials were used that guarantee long-term satisfaction and safety of living, such as ROCKWOOL Dachrock stone wool, vapor-permeable lime-cement plaster Baunit MPA 35, KVH and laminated beams, floor coverings by LOGOCLIC with thermal insulation XPS (styrodur, extruded polystyrene), Marlex carpentry with IZO glass and 6 chambers, Gutta Lexan panel, Schiedel chimney system, LA NORDICA stove... The impeccably renovated stone house was renovated respecting the architecture of the Istrian heritage, while the interior of the old stone house, which was saved from oblivion by adaptation, is fully adapted to the modern lifestyle and radiates an ambience filled with the warmth of wood and the freshness of stone with a combination of modern style furniture. The ground floor consists of an open-concept space that unites the kitchen, dining room and living room, while the first floor consists of a gallery vestibule, bedroom and bathroom. Commercial stone building with a floor plan area of ca. 31 m<sup>2</sup> apartment is on the ground floor and requires complete renovation. Adjacent to the farm building there is an arranged canopy of approx. 10 m<sup>2</sup>, while further away there is an auxiliary building of approx. 4 m<sup>2</sup>. Yard of approx. 785 m<sup>2</sup> is arranged, it is located in a construction area and a spacious combined land is attached to it. According to spatial planning documentation ca. 4,500 m<sup>2</sup> is construction land for residential use; what. 3,270 m<sup>2</sup> is located in the undeveloped part of the construction area of the settlement, approx. 595 m<sup>2</sup> in the built-up part of the construction area of the settlement and approx. 635 m<sup>2</sup> 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 harmonious real estate 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. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32033

## Additional contact info

Reference Number: 625414

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