

## ISTRA, ŽMINJ - Jedinstveno imanje u srcu Istre sa 6 kamenih kuća u uhodanom turističkom najmu, Žminj, House



### Seller Info

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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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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 - Jedinstveno imanje u srcu Istre sa 6 kamenih kuća u uhodanom turističkom najmu
Property for:	Sale
House type:	detached
Property area:	420 m <sup>2</sup>
Lot Size:	5800 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	8
Price:	1.00 €
Updated:	Nov 11, 2024

### Condition

Built:	2007
Last renovation:	2007

### 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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### Parking

Number of parking spaces:	7
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## Description

Description:

ISTRIA, ŽMINJ - A unique estate in the heart of Istria with 6 stone houses in a well-established tourist rental. For sale is a unique and authentic estate in the heart of Istria with 6 stone houses in a well-established tourist rental. All houses are stone and authentic, built from old materials, combining old wood (with visible beams and tiles) and modern elements. Every detail exudes an artistic spirit, creating a feeling as if you are in some ancient, magical time. There is also a natural swimming pool hidden from view on the large construction plot of 5800 m<sup>2</sup>. The large garden offers numerous opportunities for additional construction or enjoying untouched nature. The property is surrounded by forest and completely protected from view. The first detached house is separated from the other houses and has a natural swimming pool, a summer kitchen, a terrace and a garden with a sauna. It extends over 3 floors. On the ground floor there is a kitchen, a dining room, a living room with a fireplace, a bedroom and a bathroom. Upstairs there is another kitchen, living room, fireplace and a staircase that leads to the third floor where there is a bedroom. The second building consists of 3 separate residential units with well-established tourist leases. The first building is a comfortable and spacious stone house with a balcony overlooking the yard and a private rear terrace nestled in the canopy of oak and acacia. The house has a kitchen, fireplace and living room, two bathrooms with showers and a comfortable double room on the ground floor. On the first floor there is a king size bed in an open room with French doors leading to a balcony on either side, a smaller room with two antique walnut beds and a bathroom. The second building has a kitchen and living room on the ground floor, with terraces on both sides of the house. The bedroom and bathroom are on the first floor, with access to the balcony. The third object is a comfortable and spacious stone house with a balcony overlooking the garden. The house has a kitchen, fireplace and living room, two bathrooms with showers, and a comfortable double room on the ground floor. On the first floor there is a king size and single bed in an open plan room with French doors leading to a balcony and a double bedroom. There is also a kažun. Kažunis were traditionally dry-walled huts that can still be seen in Istrian villages today. They were used by heavy workers and shepherds for shelter or as tools. This kažun is decorated as a studio apartment. There is also a fireplace for cool autumn evenings, a small kitchen and a bathroom with a shower, and a bed. There is another stone house that is a social and culinary gathering place, a common space located among acacias and oaks. It has a spacious living room, a large kitchen, a fireplace, and an exit to the terrace where there is a spacious table with chairs. This property is ideal for a tourist rental or as a family paradise. It is completely in harmony with nature and history. 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: 32654

## Additional contact info

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