

## ISTRA, ŽMINJ - Vrhunska kuća za odmor u malom istarskom selu, Žminj.

### House



#### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekretnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	ISTRA, ŽMINJ - Vrhunska kuća za odmor u malom istarskom selu
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	2250 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	8
Bathrooms:	5
Price:	850,000.00 €
Updated:	Nov 01, 2024

## Condition

Built:	2013
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## Location

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



## Additional information

Energy efficiency:	In preparation
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## Description

Description:	<p>Superb holiday house near Zminj. Holiday house categorized for ***** is located in a secluded place in a small Istrian hamlet near Zminj. Although it is located in a secluded area and offers complete privacy to its tenants, it is only a 10-minute drive from the traffic hub of the Istrian Y. The net living area of the house is over 250 m<sup>2</sup>, made for the categorization of 5 stars with 4 large bedrooms with spacious bathrooms. Inside the house is dominated by a spacious and glazed living area, kitchen and dining room are connected. The aperitif bar has more than enough space with content such as a table football pool table in the living room. In the basement of the house there is an engine room with underfloor heating technology, heat pump and installation of solar panels. Additionally, there are two saunas and a toilet. On the first floor there are bedrooms with bathrooms and a roof terrace. In the yard of the house is a large and beautifully designed pool with a shallow (children's) and deep part, installations for heating the pool and countercurrent swimming are set. The large sun deck is positioned to make the most of the sunshine hours. The house is oriented to the south. Additional facilities include a summer kitchen, a covered outdoor terrace and a children's playground. The yard is completely fenced and there is no risk of new neighbors coming,</p>
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obscuring the view and the like, due to the agricultural land surrounding the house. Video surveillance and alarm are set. The house is not rented to tourists, but with all the additional facilities, it would achieve year-round booking and bring in great earnings. ID CODE: 300571001-280

### **Additional contact info**

Reference Number: 656242  
Agency ref id: 300571001-280  
Contact phone: +385 91 641 6100