

## Stan E - OBITELJSKI STAN NA 1. KATU, Žminj, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                   |                                     |
|-------------------|-------------------------------------|
| Title:            | Stan E - OBITELJSKI STAN NA 1. KATU |
| Property for:     | Sale                                |
| Property area:    | 63 m <sup>2</sup>                   |
| Floor:            | 1                                   |
| Number of Floors: | 1                                   |
| Bedrooms:         | 3                                   |
| Bathrooms:        | 1                                   |
| Terrace area:     | 10 m <sup>2</sup>                   |
| Price:            | 216,500.00 €                        |
| Updated:          | Oct 28, 2024                        |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2026 |

### Location

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



### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 1 |
|---------------------------|---|

### Description

Description: CENTRAL ISTRIA, ŽMINJ - quality new building in the center of town. We are selling a high-quality apartment on the ground floor, with a total square footage of

63.64 m<sup>2</sup>, located within walking distance from the center of Žminj. New construction that will raise the quality of life in central Istria. The apartment consists of an entrance hall as a vestibule for storing shoes and jackets in winter, then we continue to the open living area with kitchen, dining room and living room, which has access to the terrace of 10,03 m<sup>2</sup>. A high-quality and functional layout is emphasized by separating 2 bedrooms and a bathroom from the living area. The apartment has a storage room in the basement, which is practical for storing and storing bicycles, tools and other personal belongings. High-quality materials will be used for interior and exterior finishing. Floor heating. Air conditioners. ALU carpentry. Superior first-class ceramics and laminate. Žminj is an urban settlement in central Istria, quick access to the highway is a big advantage, practically all points in Istria can be reached within 45 minutes. With good traffic connections, Žminj is a city that is developing really well and quickly, respecting the tradition and quality of life of the local population. Nearby there is a school, kindergarten, pharmacy, cafes, restaurants, doctor, dentist, banks and sports facilities. The beaches in western Istria (Rovinj, Poreč) are only a 20-minute drive away. The beaches on the eastern side of Istria (Rabac) can be reached within a 30-minute drive. Pula and the airport are 30 minutes away by car. PLANNED START OF CONSTRUCTION: end of 2024. PLANNED MOVE IN: beginning of 2026. Sale according to the system "turnkey, without furniture". Make the right decision with our support, for a pleasant real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com)  
----- MICHAEL RADOLA Licensed agent +385 91/575-3640 [michael.radola@dogma-nekretnine.com](mailto:michael.radola@dogma-nekretnine.com) ID CODE: IS1514017

## Additional contact info

Reference Number: 665160  
Agency ref id: IS1514017