

## MODERNA PRIZEMNICA BLIZU ŽMINJA, Žminj, House



### 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>  
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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:	MODERNA PRIZEMNICA BLIZU ŽMINJA
Property for:	Sale
House type:	detached
Property area:	145 m <sup>2</sup>
Lot Size:	1026 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	790,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
Covered parking space:	yes

### Description

Description: In a peaceful location near Žminj, this beautiful modern ground floor house is situated, in an L-shape with optimal orientation. The house has a net area of 145

m2 with a plot of 1026 m2. Spaces such as the kitchen, dining room, and living room face south, while three bedrooms face east. This layout provides protection from neighboring views, ensuring privacy, with a pool surrounded by a spacious sun deck at its center. A canopy in front of the living room provides protection from direct sunlight in summer, while in winter, when the sun is lower, the space naturally heats up. Heating and cooling are provided through Mitsubishi ducted units with autonomous systems for each room and the living room, while bathrooms are equipped with electric radiators and underfloor heating. The heating system is powered by a Viessmann Vitosol heat pump with a solar collector on the roof. The pool is equipped with a classic overflow and compensation system for the highest quality water, heated by a heat pump. Parking is facilitated by automatic gates at the entrance and a two-vehicle canopy with the option to purchase and install electric vehicle chargers. The entire plot is fenced with decorative plants for complete privacy. The construction utilized the highest quality and most modern materials: Reinforced concrete skeleton system filled with 25 cm Wienerberger Porotherm block brick, while partition walls are built with 10 cm partition brick. The joinery is Cortizo brand with thermal break, windows have built-in electric blinds for sun protection, and large glass walls use blinds for protection. The roof is flat and covered with the most modern TPO waterproofing system, and the facade is in ETICS execution. Floors are covered with microcement for a uniform surface and easy maintenance. The expected completion date is summer 2024. The stated price is "turnkey." The micro-location is extremely favorable, located in a place with only 6-7 houses, and provides ideal connectivity with the entire Istria region, near Rovinj, Rijeka, and Pula Airport. This very peaceful place offers complete intimacy and silence, without the noise of tourists. Žminj, a small town located in the interior of the Istrian Peninsula, offers a unique tourist destination that combines the charm of a traditional Istrian settlement with beautiful nature and proximity to the coast. Žminj is conveniently located near beautiful Istrian beaches. For personalized approach and viewing, please contact us with confidence: Michael Radola Licensed agent +385 91/575-3640 michael.radola@dogma-nekretnine.com FILIP MARIĆ Licensed agent +385 91/335-5350 filip.maric@dogma-nekretnine.com ID CODE: IS1511607

## Additional contact info

Reference Number: 670059  
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