

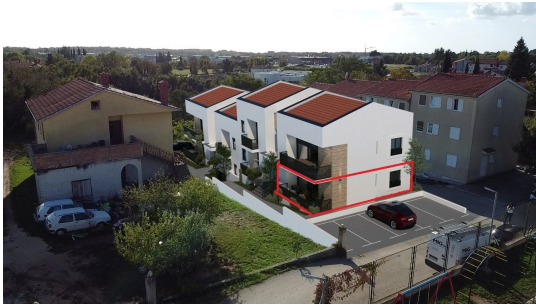
ISTRIA ADRIA

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Code :	10376
Location :	Žminj
Building size :	63 m2
Garden size :	0.00 m2
Distance from center :	400 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 221.500 €

The apartment is located in a newly built apartment building in a quiet part of the picturesque Istrian town of Žminj. This town is known for its peaceful pace of life, traditional architecture and convenient location - there are supermarkets, a pharmacy, a school, a kindergarten, a post office, restaurants and everything you need for everyday comfort.

Žminj is located in the heart of the peninsula, just a 25-minute drive from Rovinj, 30 minutes from Pula and about 20 minutes from Pazin, making it an excellent base for living or vacation.

Apartment A

Kitchen + dining room + living room - 28.20 m²

Covered terrace - 10.03 m²

Uncovered terrace - 1.77 m²

Entrance hall - 4.75 m²

Bedroom - 11.55 m²

Bathroom - 4.80 m²

Bedroom - 10.70 m²

Storage room - 3.64 m²

Total area: 75.44 m² (with coefficient 69.10 m²)

The finishing is done using high-quality materials: the living room and bedrooms have laminate or parquet flooring, and the bathrooms and terraces have ceramic tiles. Windows with good

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thermal and sound insulation, preparation for heating and cooling systems is provided.

The price includes:
parking space
basement space

The building permit has already been obtained.
START OF CONSTRUCTION: January 2026
READY TO MOVE IN: end of 2026 - beginning of 2027

The apartment is being sold on a "turnkey" basis - unfurnished (also without shower cabin and air conditioning), but with fully finished interior decoration.

The seller is a legal entity, the buyer does not pay 3% tax.

For more information, a floor plan or to arrange a viewing appointment, please contact us: