

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10382
<b>Location :</b>	Žminj
<b>Building size :</b>	50 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	400 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2026

Price : 169.500 €

The apartment is located in a newly built residential 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 F

Kitchen + dining room + living room - 29.71 m<sup>2</sup>

Loggia - 2.50 m<sup>2</sup>

Uncovered terrace - 1.75 m<sup>2</sup>

Storage room - 3.71 m<sup>2</sup>

Entrance hall - 1.98 m<sup>2</sup>

Bedroom - 10.16 m<sup>2</sup>

Bathroom - 5.04 m<sup>2</sup>

Total area: 54.85 m<sup>2</sup> (with coefficient 52.92 m<sup>2</sup>)

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: