

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
**e-mail: info@istria-adria.com**  
**web: istria-adria.com**  
**info: +386 59 200 071**



<b>Code :</b>	10384
<b>Location :</b>	Žminj
<b>Building size :</b>	63 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>	2
<b>Number of rooms :</b>	2
<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 :** 216.500 €

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 H

Kitchen + dining room + living room - 28.20 m<sup>2</sup>  
Covered terrace - 5.90 m<sup>2</sup>  
Uncovered terrace - 4.13 m<sup>2</sup>  
Entrance hall - 4.75 m<sup>2</sup>  
Bedroom - 11.55 m<sup>2</sup>  
Bathroom - 4.80 m<sup>2</sup>  
Bedroom - 10.70 m<sup>2</sup>  
Storage room - 3.64 m<sup>2</sup>

Total area: 73.67 m<sup>2</sup> (with coefficient 67.62 m<sup>2</sup>)  
Indoor area: 63.64 m<sup>2</sup>

The finishing is done using high-quality materials: the living room

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and bedrooms have laminate or parquet flooring, and the bathrooms and terraces have ceramic tiles. Windows with good thermal and sound insulation, preparation for heating and cooling systems is provided.

The price includes:

parking space

basement

Building permit has already been obtained.

START OF CONSTRUCTION: January 2026

MOVABLE: end of 2026 - beginning of 2027

The apartment is 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: