

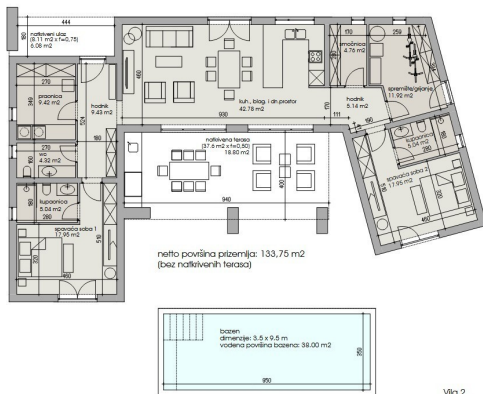
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10978
Location :	Žminj
Lot size :	1100 m ²
Garden size :	0.00 m ²
Distance from center :	8200 m
Distance from sea :	28000 m
Energy efficiency :	Not specified

Price : 73.650 €

For sale is a building plot with a project for the construction of a modern villa, located in the heart of Istria, between the picturesque towns of Gračiče, Lindar, and Žminj. The location is situated on a gentle hill surrounded by an oak forest, ideal for those seeking peace, nature, and privacy.

Basic information:

Land area: 1,100 m²

Planned villa: 129 m² of living space, 38 m² of covered terrace, and 8 m² of covered entrance

Number of floors: single-story

Parking spaces: 2

The project envisions a modern Mediterranean villa that combines contemporary architecture with traditional materials such as stone, wood, and concrete. Large glass walls connect the interior with the natural surroundings, while spacious terraces extend the living area towards the pool and garden.

Ground floor: open concept living room, kitchen, and dining area, technical room with a toilet, bedroom with an en-suite bathroom, and access to the covered terrace and pool.

Features:

- Heating and cooling via a heat pump (underfloor heating in bathrooms, fan-coil in other rooms)
- Fireplace in the living room
- Pool with an area of 38 m² featuring a stone edge, mosaic lining, and a sunbathing area made of natural stone

Distance from the sea: 28 km

The project is fully developed and ready for construction, allowing for a quick start to realization without additional project costs.

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Ideal for investors or families looking to create their own oasis of peace in an authentic Istrian setting.

For more information, please