

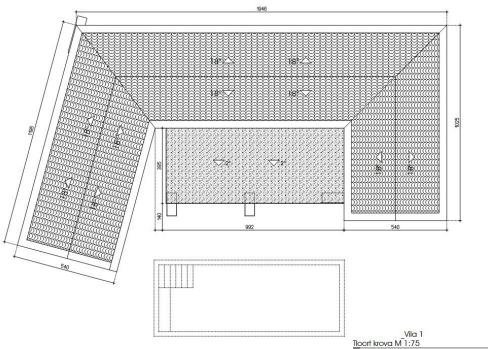
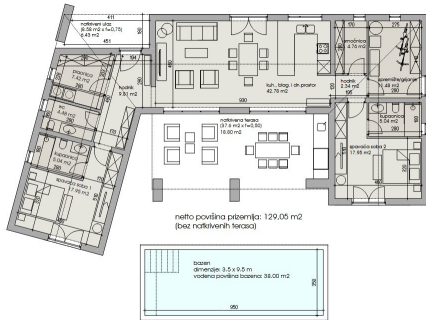
ISTRIA ADRIA

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Code :	11011
Location :	Žminj
Lot size :	1375 m ²
Garden size :	0.00 m ²
Distance from center :	8200 m
Distance from sea :	28000 m
Energy efficiency :	Not specified

Price : 92.100 €

For sale is an attractive building plot located in the heart of Istria, between the historic towns of Gračišće, Lindar, and Žminj. The parcel is situated on a gentle elevation, surrounded by an oak forest, providing a perfect environment for those who appreciate nature, peace, and privacy.

Basic information:

- Parcel area: 1,375 m²
- Net area of the house: 129 m² of interior space
- Covered terrace: 38 m²
- Covered entrance: 8 m²
- Number of floors: single-story
- Parking spaces: 2

The project envisions a combination of modern architecture and traditional Mediterranean style, with an emphasis on natural materials such as stone, wood, and concrete. Large glass walls connect the interior spaces with the surrounding landscape, offering an open view of nature and the pool.

Room layout:

Ground floor: open concept living room, kitchen, and dining area, utility room with a toilet, and a bedroom with an en-suite bathroom. The living area opens onto the covered terrace and pool.

The floors are covered with parquet, while the bathrooms feature ceramic tiles.

Features:

- Heating and cooling via a heat pump
- Underfloor heating in the bathrooms
- Fan-coil system in other rooms
- Wood-burning fireplace in the living room
- Pool area of 38 m² with stone cladding, mosaic tiles, and a sunbathing area



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Distance from the sea: 28 km

A beautiful Mediterranean villa that combines modern comfort with traditional Istrian charm. Located in a quiet part of central Istria, surrounded by forest, yet close to picturesque towns. Ideal for vacation or as an investment.

For more information, please