

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11569
<b>Location :</b>	Žminj
<b>Building size :</b>	630 m <sup>2</sup>
<b>Lot size :</b>	9032 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	9
<b>Number of rooms :</b>	9
<b>Number of bathrooms :</b>	10
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2015

Price : 1.300.000 €

We are selling a building complex consisting of 2 single-family houses with a swimming pool and a commercial residential building. The property covers an area of

9,032 m<sup>2</sup> and everything is in the construction zone. The property is surrounded by forest and nature.

The first building has 280 m<sup>2</sup>. There are 3 apartments in the house. On the ground floor there is an apartment of 112 m<sup>2</sup> and consists of kitchen, dining room, living room, 3 bedrooms, 2 bathrooms and a covered terrace. The apartment is fully furnished, there are 2 apartments on the second floor. A fully furnished apartment of 100 m<sup>2</sup> consists of a kitchen, dining room, living room, 2 bedrooms, 1 bathroom, storage room and a covered balcony and a covered terrace.

The second apartment of 65 m<sup>2</sup> consists of a kitchen, dining room, living room, 2 bedrooms, 2 bathrooms and a terrace. In the basement of this family home there is a tavern with a fireplace, a boiler room and a special area that serves as a woodshed. The house has a swimming pool and several parking spaces.

The second building has 70 m<sup>2</sup> and a pool. It consists of a kitchen, dining room, living room, 2 bedrooms, 2 bathrooms, storage room, covered terrace and is fully equipped. The pool of this house is 40 m<sup>2</sup> and 1.30 meters deep. There are also covered parking spaces and a terrace.

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There is also a sports and leisure area with beach volleyball and swings as well as an outdoor grill on the site.  
On the edge of the property there is a commercial and residential building of 280 m<sup>2</sup> with a garden of 576 m<sup>2</sup>.  
The sea is approx. 20 km away.