

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	13899
Location :	Žminj
Building size :	50 m ²
Garden size :	0.00 m ²
Distance from center :	400 m
Floor :	1
Number of floors :	2
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	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 m²
Loggia - 2.50 m²
Uncovered terrace - 1.75 m²
Storage room - 3.71 m²
Entrance hall - 1.98 m²
Bedroom - 10.16 m²
Bathroom - 5.04 m²

Total area: 54.85 m² (with coefficient 52.92 m²)

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: