

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



|                               |                     |
|-------------------------------|---------------------|
| <b>Code :</b>                 | 14010               |
| <b>Location :</b>             | Žminj               |
| <b>Building size :</b>        | 50 m <sup>2</sup>   |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup> |
| <b>Floor :</b>                | 1                   |
| <b>Number of floors :</b>     | 2                   |
| <b>Number of bedrooms :</b>   | 1                   |
| <b>Number of rooms :</b>      | 1                   |
| <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 : 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 m<sup>2</sup>

Loggia - 2.50 m<sup>2</sup>

Uncovered terrace - 1.75 m<sup>2</sup>

Storage room - 3.71 m<sup>2</sup>

Entrance hall - 1.98 m<sup>2</sup>

Bedroom - 10.16 m<sup>2</sup>

Bathroom - 5.04 m<sup>2</sup>

Total area: 54.85 m<sup>2</sup> (with coefficient 52.92 m<sup>2</sup>)

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 thermal and sound insulation, preparation for heating and cooling

**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

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: