

Villa

Žminj, Istria



Ref	RE-U-42416
Type	Villa
Region	Istria > Pula
Location	Žminj
Front line	No
Sea view	No
Distance to sea	25000 m
Floorspace	398 sqm
Plot size	2253 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 850 000

Exclusive Istrian villa for sale in Žminj – offering complete comfort, peace, and privacy in the very heart of Istria.

Just a short distance from the center of the charming town of Žminj lies this stunning Istrian villa, captivating at first sight with its refined architecture and luxurious features. Spanning 398 m² of elegant living space, the property combines the timeless charm of an old manor with modern design and functionality.

The villa is spread across two floors and a basement. The ground floor features a spacious open-concept living room with a dining area and a fully equipped kitchen, as well as a guest toilet and two bedrooms with private en-suite bathrooms. The upper floor includes two additional bedrooms, each with its own bathroom, and a large covered terrace overlooking the forest — a perfect spot for morning coffee or peaceful evening relaxation surrounded by nature. Every bathroom is equipped with a bathtub, emphasizing the property's sense of luxury and comfort.

The basement has pre-installed infrastructure for a future wellness area, offering the new owner freedom to customize the space to their personal vision. The interior design is contemporary and refined, with high-quality furnishings and carefully chosen details that create a warm and inviting atmosphere. A central fireplace in the living room adds a cozy touch, perfect for cooler evenings.

The villa is equipped with underfloor heating powered by a heat pump, air conditioning throughout, and solar panels for energy efficiency.

The beautifully landscaped garden of 2,253 m² enhances the property's exclusivity, featuring:

- large swimming pool for adults
- shallow pool for children
- spacious sunbathing area with lounge
- covered outdoor terrace with premium furniture
- built-in barbecue ideal for enjoying traditional Istrian cuisine
- four private parking spaces

The entire estate is fenced, ensuring privacy, safety, and peace — ideal for families with children or those seeking tranquility away from city noise.

Of the total land area, 1,389 m² is within the construction zone, allowing for the development of additional facilities such as a guest house, garage, or another pool, while 864 m² falls under the agricultural zone, providing opportunities for recreational additions like a tennis court, children's playground, outdoor gym, or mini golf.

Surrounded by lush forests and scenic cycling and walking trails, this villa is an oasis of relaxation and well-being. It represents a perfect combination of natural beauty, luxurious comfort, and investment potential — a true gem in the heart of Istria.

Villa

Žminj, Istria



Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Garage
- Swimming pool
- Gym
- Spa
- Floor heating
- Garden
- Agricultural
- Modern

Villa

Žminj, Istria



Price per m²:
2.136 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria

