

Villa

Žminj, Istria



Ref	RE-U-44740
Type	Villa
Region	Istria > Poreč
Location	Žminj
Front line	No
Sea view	No
Distance to sea	14000 m
Floorspace	100 sqm
Plot size	2781 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 362 000

Secluded holiday home for sale in Žminj, Istria, featuring a private swimming pool and jacuzzi, located only 14 km from the Adriatic Sea. Žminj is one of the most authentic towns in central Istria and has historically been an important transport hub connecting the entire peninsula. Today it is highly valued for its preserved nature, scenic landscapes and excellent opportunities for hiking, cycling and outdoor activities. The surrounding area is rich in traditional Istrian stone houses, many of which have been transformed into charming agritourism estates where visitors can enjoy local Istrian cuisine. Žminj is also known for the famous Bartulja festival, the largest traditional folk celebration in Istria, held every year on the last Saturday of August and attracting visitors from across the region.

Located just a few minutes' drive from the center of Žminj, this unique holiday home is set in a peaceful, natural environment and offers complete privacy. The nearest neighbors are approximately 450 meters away, making this property an ideal choice for buyers seeking tranquility, seclusion and an authentic Istrian atmosphere.

The house offers a total living area of 100 m², arranged over the ground floor and first floor. The ground floor includes a kitchen, dining area, living room and a bathroom, designed for comfortable everyday living and socializing. An internal staircase leads to the first floor, where there are two bedrooms and two bathrooms, providing privacy and comfort for family members or guests. The property also includes a 12 m² basement, suitable for storage or additional functional use.

Set on a spacious and beautifully maintained plot of 2,781 m², the outdoor area is designed for relaxation and leisure. It features a swimming pool with a sunbathing area, a jacuzzi, and a covered terrace with a dining table, perfect for outdoor meals and gatherings with family and friends. Next to the pool is a traditional round Istrian kažun of approximately 18 m², currently used as storage, but offering excellent potential to be converted into a wellness area, guest space or lounge according to the future owner's preferences.

The property also includes a garage of approximately 40 m², which can be used for vehicles or adapted for pets, as well as multiple additional parking spaces within the garden.

The house is officially categorized with three stars and has been successfully rented for many years, allowing the new owner to seamlessly continue the established tourist rental business and generate immediate income. There is also the option to purchase an additional 2,000 m² of land, further increasing privacy, usability and long-term investment value.

This holiday home in Žminj represents an excellent opportunity for those looking for a peaceful retreat in central Istria, a profitable rental property, or a combination of private use and tourism investment, all within easy reach of the sea and Istria's most attractive destinations.

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

Villa

Žminj, Istria



expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Garage
- Swimming pool
- Storage
- Spa
- Garden

Villa

Žminj, Istria



Price per m²:
3.620 €

Average price/m² of this type
in this region:
4.014 €

Median price/m² of this type
in this region:
3.866 €

Average price/m² of this type
in Croatia:
4.552 €

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



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria



Villa

Žminj, Istria

