

# Villa

Žminj, Istria



<b>Ref</b>	RE-U-45450
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Žminj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	27000 m
<b>Floorspace</b>	161 sqm
<b>Plot size</b>	932 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 599 000

Discover this stunning modern luxury villa for sale in Žminj Istria with swimming pool and solar power plant, nestled in a peaceful and private setting just a short drive from the charming centre of Žminj in the very heart of the Istrian peninsula. Žminj is a delightful historic town known for its authentic atmosphere, traditional architecture and superb road connections to Pula, Rovinj and Pazin, making it the ideal location for a serene family home or a high-return tourism investment thanks to its central position and rising demand for premium properties in inland Istria.

This exceptional modern villa offers a net living area of 161.5 square metres together with a 30.6 square metre swimming pool on a generous 932 square metre plot. Carefully designed for maximum comfort and elegance, the bright interior features a spacious open-plan living room seamlessly connected to a modern kitchen and dining area, three comfortable bedrooms, two luxurious bathrooms, a guest toilet and a technical room. The entire property is equipped with LG split air-conditioning in every bedroom and living space, underfloor heating throughout and a 200-litre hot-water boiler powered by an LG heat pump for outstanding energy efficiency.

Bathrooms are finished to the highest standard with black HansGrohe taps and concealed showers, elegant walk-in showers with safety glass and Villeroy & Boch toilets featuring soft-close seats. Floors and wall coverings use first-class large-format ceramics, while walls are machine-plastered, double-skimmed and painted in crisp white. Windows and doors are premium Rehau aluminium-PVC with triple low-E glazing, panoramic aluminium glass walls with security glass and electric aluminium roller shutters that can be controlled from your smartphone. The secure aluminium entrance door features a three-point locking system and an additional safety lock, complemented by modern interior doors with black magnetic locks and concealed hinges.

Built with solid reinforced-concrete foundations, 25 cm Wienerberger load-bearing brick walls, reinforced-concrete columns and beams, the villa benefits from 10 cm EPS insulation plus a Baumit facade system with decorative bunja stone, 15 cm XPS roof insulation and high-quality aluminium and galvanised gutters. Drainage is handled by a biodegradable septic tank, while a powerful 10 kW solar power plant with advanced N-Type panels is installed on the roof, ensuring excellent energy self-sufficiency. Additional highlights include mobile-access video surveillance, anti-burglary locks, preparation for mobile internet connectivity and a Schneider Electric 11 kW EV charger with Type 2 cable.

The fully enclosed 932 square metre garden offers complete privacy thanks to surrounding walls and lush green hedging with planted laurel cherries and thujas. On the beautifully landscaped grounds you will find a 30.6 square metre swimming pool equipped with skimmer system, Salt & Swim 2.0 electrolysis, automatic filtration, a heat pump for heating and cooling, LED lighting and elegant duraston microcement blue finish, preparation for an outdoor shower, a lush lawn, three illuminated olive trees, an automatic drip irrigation system, an electrically operated aluminium entrance gate, ample outdoor parking and a wall-mounted electric vehicle charger. External terraces are paved with premium 60x60 cm ceramic tiles.

With planned completion in October 2026, this luxury villa with pool and solar panels in Žminj represents the perfect combination of state-of-the-art technology, outstanding energy efficiency, premium finishes and total

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privacy in one of the most desirable parts of central Istria. Whether you are looking for a modern family home near Rovinj and Pula, a luxurious holiday residence or a top-tier investment property for high-category tourist rentals in Croatia, this villa delivers lasting value, proven construction quality and a dream home ready to meet the highest standards of contemporary living.

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:**

- Swimming pool
- Floor heating
- Garden
- Modern

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Price per m<sup>2</sup>:  
3.720 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.486 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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