

Villa

Žminj, Istria



Ref	RE-U-45972
Type	Villa
Region	Istria > Pula
Location	Žminj
Front line	No
Sea view	No
Distance to sea	28000 m
Floorspace	150 sqm
Plot size	668 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 575 000

ISTRIA, ŽMINJ - Modern Istrian house with swimming pool, 28 km from the sea, fully safe from tsunamis
Total living area 150 m², land plot 668 m²

Located in the heart of Istria, the town of Žminj sits at an altitude of 379 meters and has been a key hub connecting the entire Istrian peninsula since ancient times. Surrounded by meadows, vineyards, fertile fields, ancient forests, and recently discovered caves, Žminj offers a unique opportunity to enjoy nature, peace, and sustainable rural tourism. The municipality features 33 settlements and 112 villages, showcasing a rich cultural, gastronomic, and natural heritage.

A modern Istrian house with a swimming pool is available for sale just outside the town of Žminj. The property offers a genuine experience of small-town life, complete privacy, and a calm environment, while remaining within easy reach of dynamic Istrian cities and essential amenities. The house combines timeless design with quality construction, ensuring long-term satisfaction and comfort.

Partially clad in stone, the house integrates harmoniously into the surrounding landscape and settlement. It is designed as a single residential unit over two functional floors. The ground floor features an open-concept space uniting the kitchen, dining, and living areas, which lead to a covered terrace with a summer kitchen. This floor also includes bedrooms with private bathrooms, a guest toilet with laundry, a utility room, storage, and technical spaces. The first floor contains two additional bedrooms with private bathrooms.

The property is fully fenced, with landscaped and horticulturally designed gardens. A swimming pool with a stone-clad sunbathing area completes the outdoor space, offering a private retreat for relaxation and socializing.

The combination of location, high-quality construction, and functional interior and exterior layout makes this property suitable both as a comfortable family home and as a potential investment for tourist rental. The listed price refers to the final stage of completion without furniture, allowing customization of the interior to the buyer's preferences.

Utilities include electricity, water supply, underfloor heating via heat pump, and air conditioning. The property has a building permit, with energy certification in progress. Parking is available for two vehicles, including a covered space. The garden features a swimming pool and barbecue area. The house will be completed in 2027 as a one-story detached new construction, located 28 km from the sea.

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.

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Property advantages:

- Swimming pool
- Storage
- Floor heating
- Garden
- Detached
- Urbanized
- Building permit
- Modern

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Price per m²:
3.833 €

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 €

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