



600 m<sup>2</sup> Istrie, Žminj, Croatia 2 500 000 EUR / 62 325 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N6106</b>                      | Price            | <b>2 500 000 EUR / 62 325 000 CZK</b> |
| Address                            | <b>Istrie, Žminj, Croatia</b>     | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>600 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>43 266 m<sup>2</sup></b>           |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>2</b>                              |
| Device                             | <b>Yes</b>                        | Parking          | <b>Yes</b>                            |
| Terrace                            | <b>Yes</b>                        | Cellar           | <b>Yes</b>                            |
| Swimming pool                      | <b>Yes</b>                        | Lift             | <b>No</b>                             |

## About real estate

We offer for sale a completely unique homestead in the heart of the Croatian peninsula of Istria, between the towns of Žminj and Pazin. The mansion stands in a secluded location surrounded by nature on a 43 266 sqm plot. The entire complex consists of a 360 sqm two-storey house, a smaller fully equipped 72 sqm house designed as a living studio, an outdoor heated saltwater swimming pool with automatic filtration system and sliding roof for year-round operation, a lighted and soundproofed tennis court with artificial grass, a parking lot and several smaller technical buildings.

The main house has a generous living area with fireplace connected to the kitchen and dining room. The layout offers a total of three bedrooms and two bathrooms. All rooms have access to the terrace. The basement is equipped with a generous wine cellar, billiard room and home fitness room with sauna. The highest quality materials have been used here.

On the well-kept grounds there are over 500 planted trees of various types of pine from all over the world and fields of lavender and various other flowers.

The sea is only 20-30 minutes away by car, either on the east or west coast of Istria (Rovinj, Vrsar, Pula).

There is no energy label.