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|---|---|
| Code : | ISH2526 |
| Location : | Žminj |
| Building size : | 149 m2 |
| Lot size : | 554 m2 |
| Distance from sea : | 25000 m |
| Number of rooms : | 3 |
| Year of built : | 2026 |
| Heating : | heat pump |
| Energy efficiency : | processing |

| | |
|---|---|
| Price : | 550.000 € |

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Charming Family House with a Beautiful Park-Like Garden

NEW CONSTRUCTION 2026 IN THE HEART OF ISTRIA – ELEGANT TWO-STOREY RESIDENCE IN CERE NEAR ŽMINJ
This modern residence, completed in 2026, is located in the quiet and authentic Istrian village of Žminj. The property harmoniously combines contemporary architecture, high-quality construction, a well-designed floor plan, and a high level of living comfort, making it ideal for those who appreciate peace, privacy, and the authentic ambiance of Istria.

The property is situated directly on a paved public road, ensuring convenient and easy access year-round.

The property boasts impeccable legal and technical status. The residential building is properly registered in the land registry and cadastral survey. Occupancy permits have been issued, and an energy performance certificate is available.

Modern Construction and Energy Efficiency
The building was constructed according to modern building standards. The load-bearing structure consists of load-bearing brick walls with lintels above the openings, a reinforced concrete ceiling between the floors, and a reinforced concrete roof structure with tile covering.

The facades are thermally insulated, plastered, and painted, ensuring excellent thermal insulation, a comfortable indoor climate, and long-term value retention.

Heating and cooling are provided by a heat pump, offering a modern and energy-efficient solution for year-round living comfort.

The exterior windows and doors are made of PVC profiles with insulated glazing. The interior walls are plastered and painted, some with high-quality ceramic tiles. A harmonious combination of wood and ceramic was chosen

for the flooring, blending warmth with contemporary design.

Well-designed two-story living concept

The property comprises one residential unit – a spacious maisonette apartment spanning two floors, connected by an internal staircase. The layout clearly separates the living and private areas while simultaneously creating a harmonious connection between the interior and exterior spaces.

Ground Floor – Spacious Living Area and Bedrooms

The ground floor was designed as an elegant and functional living level. The living room, dining area, and kitchen form the heart of the home, harmoniously integrated to create an ideal setting for everyday life, family gatherings, and entertaining guests.

The living area offers direct access to the terraces, seamlessly blending the indoors with the outdoors. The terraces provide the perfect spot for a morning coffee, relaxing moments, or convivial evenings in the tranquil Istrian setting.

This floor also features a bedroom with an en-suite bathroom, offering a high degree of privacy and ideal for family members or guests.

An additional guest toilet completes the functionality of this living level.

Upper Floor – Private Retreat with Two Bedrooms

The upper floor is entirely dedicated to living, relaxation, and privacy. It houses two spacious bedrooms, each with its own en-suite bathroom, ensuring residents and guests enjoy a high level of comfort and privacy.

The upper floor is complemented by a separate dressing area, offering practical storage space for clothing and personal belongings.

An additional terrace enhances the upper floor, creating a private outdoor space for relaxation and enjoying the tranquil atmosphere in the heart of Istria.

A property with versatile potential

The entire living concept impresses with its highly functional layout, featuring three bedrooms and three en-suite bathrooms, an additional guest WC, a living area, a dining area, a kitchen, a dressing area, and terraces on both floors.

Thanks to its completion in 2026, modern construction, heat pump, high-quality thermal insulation, and fully documented documentation, the property offers a high level of living comfort without requiring any additional renovation or refurbishment.

The location near Žminj is particularly attractive for those who wish to enjoy the peaceful and authentic Istrian lifestyle while also desiring excellent

connections to Istria's most famous cities, the Adriatic coast, and numerous tourist destinations.
This modern new-build property is equally suitable as a prestigious family home, a high-quality second residence, or an attractive investment for tourist rentals. New construction, high-quality workmanship, energy efficiency, a well-thought-out living concept, and the authentic ambiance of Istria – a property that combines modern comfort and Mediterranean quality of life in a unique way.
Feedback geben

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