



<b>Code :</b>	01507
<b>Location :</b>	Žminj
<b>Building size :</b>	0 m <sup>2</sup>
<b>Lot size :</b>	594 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	0 m

**Price :** 105.000 €

In a quiet, green part of Žminj, an attractive building plot of 594 m<sup>2</sup> is for sale, ideal for building a family house with a swimming pool, in accordance with the already obtained building permit. Located in complete peace and privacy, with no neighboring houses, the plot offers an authentic Istrian ambience in direct contact with the forest and nature, while at the same time being pleasantly connected to the settlement and infrastructure located nearby.

The project envisages a modern family house thoughtfully arranged on two floors. The ground floor includes a garage, storage room, pantry and entrance area, while the first floor features an open and bright living room connected to the kitchen and dining room, one bedroom, bathroom, a room intended for a laundry room and a covered terrace with access to the swimming pool located in the extension of the house. The house is designed as a functional home and at the same time as an ideal vacation home, with an emphasis on comfort, privacy and harmony with the natural environment.

The land has a neat access road, utilities are paid, and the infrastructure is located in the immediate vicinity, which makes new construction simpler and faster. Ownership is neat 1/1, with no encumbrances.

This is an excellent opportunity for buyers looking for peace and an authentic experience of Istria, but also for investors who want a safe and valuable investment in a sought-after location.