



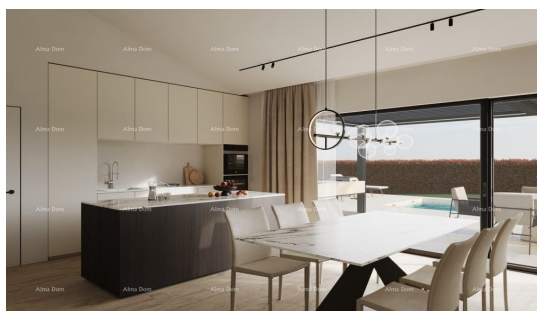
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	20827
<b>Location :</b>	Žminj
<b>Building size :</b>	108 m <sup>2</sup>
<b>Lot size :</b>	700 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 519.000 €

A modern, elegant one-story house with a swimming pool is for sale in the heart of Istria, not far from Žminj. The house was planned and designed with an emphasis on comfort, functionality and high-quality materials, and according to the standards for categorizing a holiday home with 4 stars. The surface of the house itself is 108m<sup>2</sup>.

The house consists of: entrance hall, storage (utility): room for washing machines, dryers, large closet, internal heat pump and water softener units, toilet, two bedrooms (15 m<sup>2</sup> each) with private bathrooms, each with access to the terrace and swimming pool, a large open space area that includes a kitchen with an island, a dining room and a living room with a fireplace, also with an exit to the terrace. A large terrace consisting of an outdoor kitchen, a covered area, an 8x3 swimming pool (electrolysis) and a sunbathing area. Parking lot with charging station for electricity. cars, which can fit at least 3 vehicles.

High-quality materials, fireproof and earthquakeproof construction

Quality aluminum windows.

Underfloor heating throughout the house.

Quality heating and cooling system...