



<b>Code :</b>	23895
<b>Location :</b>	Žminj
<b>Building size :</b>	546 m <sup>2</sup>
<b>Lot size :</b>	345 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>	3
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	7
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 175.000 €

In the very center of Žminj, a complex of two houses is for sale, complete with all necessary building documentation, existing connections, and a project for conversion into a multi-family dwelling.

The project envisions the renovation and merging of both houses into a single functional unit with a total of 7 residential units, a shared staircase, and an elevator.

**BASIC INFORMATION:**

Plot size: 345 m<sup>2</sup>

Net residential area: 546 m<sup>2</sup>

Buildings:

Large house: 155 m<sup>2</sup>

Small house: 68 m<sup>2</sup>

Cistern (planned cellar): 21 m<sup>2</sup>

Yard (small + large): 101 m<sup>2</sup> in total

Terrace with a well above the cistern

**PROPOSED LAYOUT - MULTI-FAMILY UNITS:**

Ground floor (Level 0):

Apartment 1: Kitchen, 4 rooms, toilet, bathroom - 101 m<sup>2</sup>

Apartment 2: Living room with kitchen/dining area, 1 room, bathroom - 50 m<sup>2</sup>

Cellar (cistern): 15 m<sup>2</sup> (private entrance)

First floor (Level 1):

Apartment 3: Kitchen, 4 rooms, bathroom, terrace with a well - 97 m<sup>2</sup>

Apartment 4: Kitchen/dining area, 2 rooms, bathroom - 49 m<sup>2</sup>

Second floor (Level 2):

Apartment 5 - duplex (lower level): Kitchen, 2 rooms, bathroom - 60 m<sup>2</sup>

Apartment 6 - duplex (...)