



## 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>	26077
<b>Location :</b>	Žminj
<b>Building size :</b>	0 m <sup>2</sup>
<b>Lot size :</b>	1100 m <sup>2</sup>
<b>Distance from center :</b>	8200 m
<b>Distance from sea :</b>	28000 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 73.650 €

For sale is a building plot with a project for the construction of a modern villa, located in the heart of Istria, between the picturesque towns of Gračičće, Lindar, and Žminj. The location is situated on a gentle hill surrounded by an oak forest, ideal for those seeking peace, nature, and privacy.

Basic information:

Land area: 1,100 m<sup>2</sup>

Planned villa: 129 m<sup>2</sup> of living space, 38 m<sup>2</sup> of covered terrace, and 8 m<sup>2</sup> of covered entrance

Number of floors: single-story

Parking spaces: 2

The project envisions a modern Mediterranean villa that combines contemporary architecture with traditional materials such as stone, wood, and concrete. Large glass walls connect the interior with the natural surroundings, while spacious terraces extend the living area towards the pool and garden.

Ground floor: open concept living room, kitchen, and dining area, technical room with a toilet, bedroom with an en-suite bathroom, and access to the covered terrace and pool.

Features:

- Heating and cooling via a heat pump (underfloor heating in bathrooms, fan-coil in other rooms)
- Fireplace in the living room
- Pool with an area ...