



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	26162
<b>Location :</b>	Žminj
<b>Building size :</b>	51 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	400 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	Yes

Price : 172.500 €

The apartment is located in a newly built apartment building in a quiet part of the picturesque Istrian town of Žminj. This town is known for its peaceful pace of life, traditional architecture and convenient location - there are supermarkets, a pharmacy, a school, a kindergarten, a post office, restaurants and everything you need for everyday comfort.

Žminj is located in the heart of the peninsula, just a 25-minute drive from Rovinj, 30 minutes from Pula and about 20 minutes from Pazin, making it an excellent base for living or vacation.

### Apartment B

Kitchen + dining room + living room - 29.71 m<sup>2</sup>

Loggia - 2.50 m<sup>2</sup>

Covered terrace - 1.75 m<sup>2</sup>

Uncovered terrace - 0.75 m<sup>2</sup>

Storage room - 3.71 m<sup>2</sup>

Entrance hall - 1.98 m<sup>2</sup>

Bedroom - 10.16 m<sup>2</sup>

Bathroom - 5.04 m<sup>2</sup>

Total area: 55.60 m<sup>2</sup> (with coef. 53.8 m<sup>2</sup>)



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The finishing is done using high-quality materials: the living room and bedrooms have laminate or parquet flooring, and the bathrooms and terraces have ceramic tiles. Windows with good thermal and sound insulation, preparat...