

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11440
<b>Location :</b>	Žminj
<b>Lot size :</b>	2492 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	25000 m
<b>Distance from airport :</b>	38 km
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 186.900 €

A beautiful building plot of 2,492 m<sup>2</sup> is for sale, located in a peaceful area just 3 km from the center of Žminj. Surrounded by untouched nature and several holiday homes, this land offers the perfect balance between privacy and proximity to all necessary amenities.

The plot has complete infrastructure, including electricity and water connections, as shown in the attached images. Due to its location and size, it is an ideal investment opportunity, whether for building a family home, a holiday house, or another type of property.

It is excellently connected by road, with the highway just a few minutes away, allowing quick and easy access to all major Istrian cities. Pazin is 12 km away, Rovinj 28 km, Poreč 35 km, and Pula 36 km.

The proximity to the center of Žminj provides access to all essential services, including shops, schools, kindergartens, and other facilities, making this location even more attractive. Don't miss the opportunity to purchase this exceptional building plot in one of the most sought-after areas in Istria.

For any additional questions and to arrange a viewing appointment, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.