



## ISTRIA, ŽMINJ - A unique estate in the heart of Istria with 6 stone houses in a well-established tourist rental



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk: Satılık

#### Konum

Ülke: Croatia  
Eyalet/Bölge/ Şehir: Istria  
Şehir/İlçe: Zminj  
Yayınlandı: 05.12.2025  
Açıklama:  
Location: Istarska županija, Žminj, Žminj.

ISTRIA, ŽMINJ - A unique estate in the heart of Istria with 6 stone houses in a well-established tourist rental

For sale is a unique and authentic estate in the heart of Istria with 6 stone houses in a well-established tourist rental. All houses are stone and authentic, built from old materials, combining old wood (with visible beams and tiles) and modern elements. Every detail exudes an artistic spirit, creating a feeling as if you are in some ancient, magical time. There is also a natural swimming pool hidden from view on the large construction plot of 5800 m2. The large garden offers numerous opportunities for additional construction or enjoying untouched nature. The property is surrounded by forest and completely protected from view. The first detached house is separated from the other houses and has a natural swimming pool, a summer kitchen, a terrace and a garden with a sauna. It extends over 3 floors. On the ground floor there is a kitchen, a dining room, a living room with a fireplace, a bedroom and a bathroom. Upstairs there is another kitchen, living room, fireplace and a staircase that leads to the third floor where there is a bedroom. The second building consists of 3 separate residential units with well-established tourist leases. The first building is a comfortable and spacious stone house with a balcony overlooking the yard and a private rear terrace nestled in the canopy of oak and acacia. The house has a kitchen, fireplace and living room, two bathrooms with showers and a comfortable double room on the ground floor. On the first floor there is a king size bed in an open room with French doors leading to a balcony on either side, a smaller room with two antique walnut beds and a bathroom. The second building has a kitchen and living room on the ground floor, with terraces on both sides of the house. The bedroom and bathroom are on the



first floor, with access to the balcony. The third object is a comfortable and spacious stone house with a balcony overlooking the garden. The house has a kitchen, fireplace and living room, two bathrooms with showers, and a comfortable double room on the ground floor. On the first floor there is a king size and single bed in an open plan room with French doors leading to a balcony and a double bedroom. There is also a kažun. Kažunis were traditionally dry-walled huts that can still be seen in Istrian villages today. They were used by heavy workers and shepherds for shelter or as tools. This kažun is decorated as a studio apartment. There is also a fireplace for cool autumn evenings, a small kitchen and a bathroom with a shower, and a bed. There is another stone house that is a social and culinary gathering place, a common space located among acacias and oaks. It has a spacious living room, a large kitchen, a fireplace, and an exit to the terrace where there is a spacious table with chairs. This property is ideal for a tourist rental or as a family paradise. It is completely in harmony with nature and history.

Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

ID CODE: 32654

Stefani Kapel  
Agent s licencom  
Mob: +385 92 106 5592  
Tel: +385 99 640 8438  
E-mail: [stefani@dux-istra.com](mailto:stefani@dux-istra.com)  
[www.dux-istra.com](http://www.dux-istra.com)  
Yıl: 2007

### Genel Bilgiler

Yatak odası:	8
Banyo:	8
Bitmiş metrekare:	420 m2
Arazi Büyüklüğü:	5800 m2

### Room details

Total rooms:	10
--------------	----

### Building details

Parking:	Evet
Outdoor Amenities:	Pool

### Rental details

Furnished:	Evet
------------	------

### Lease terms

Date Available:

### Ek Bilgiler



IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

Web Sitesi URL'si:

[http://www.arkadia.com/IOUL-T24041/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T24041/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID:

529200

