

## Prekrasna vila u središnjoj Istri, Pazin - Okolica, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Prekrasna vila u središnjoj Istri
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	3200 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	5
Price:	1,400,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2016
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pazin - Okolica
City area:	Bertoši
ZIP code:	52000



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	7
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### Description

Description:	This beautiful villa is located in Central Istria, in the interior of the magnificent Istrian peninsula. Pazin Cave and Pazin Castle, which inspired the French writer Jules Verne for the novel "Mathis Sandorf", are located near the villa. Central Istria is known for its landscape consisting of small, picturesque, medieval towns that are irresistibly reminiscent of Tuscany and Provence. During your stay in Istria, visit the episcopal complex Euphrasian Basilica (under UNESCO protection) in the historic center of Poreč and the well-preserved Roman
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amphitheater in Pula, or simply enjoy the nearest beach. The house was built in 2016 on the edge of a quiet village. It is located on a spacious garden with a picturesque oak grove, where you can find refreshment even in the hottest days. At first glance, all the effort and attention invested in the construction of this impressive estate is visible. The villa has at its disposal an infinity pool, a covered summer kitchen with seating and a fireplace, a parking lot in natural shade for several vehicles and a children's playground. As a separate building on the property, there is a tavern of only 25 m<sup>2</sup> with a fully equipped kitchen, fireplace and bathroom, ideal for gatherings. The villa with a total area of 350 m<sup>2</sup> consists of a ground floor with a living room, a dining room, a fully equipped kitchen, a separate toilet, one double bedroom with a private bathroom and access to a balcony, one bedroom with two separate beds and a private bathroom, another bedroom with two separate beds, and one bathroom located in the hallway of the bedroom on the ground floor. On the first floor of the house, there is one double bedroom with its own bathroom, and two double bedrooms that share a spacious bathroom with a bathtub. On the first floor of the house, the bedrooms use a common air conditioner located in the hallway. All rooms have their own television. In the basement of the house there is a game room with a pool table, darts and table football, a separate toilet, and a laundry room with a washing machine and dryer. The house has an opening for delivering laundry from the first floor to the laundry room. Installations for central heating have been carried out throughout the villa, and the future buyer is left to choose how the villa will be heated. Due to its excellent location, this villa is an excellent opportunity for all those who are looking for a quiet oasis away from the city crowds, and at the same time it is suitable for continuing to engage in tourist rentals. For all information and to view the property, call: David Roce: +385 99 759 1558 Licensed agent david.roce@dogma-nekretnine.com ID CODE: IS1507147

### Additional contact info

Reference Number: 460964  
Agency ref id: IS1507147