

## ISTRA, PAZIN - Obiteljska kuća s dvije stambene jedinice, Pazin, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, PAZIN - Obiteljska kuća s dvije stambene jedinice
Property for:	Sale
House type:	detached
Property area:	284 m <sup>2</sup>
Lot Size:	2355 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	2
Price:	477,000.00 €
Updated:	Jun 28, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pazin
City area:	Stari Pazin
ZIP code:	52000

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	4

### Description

**Description:**

ISTRIA, PAZIN - Family house with property in a quiet location Pazin is the unmissable heart of Istria and the seat of the Istrian County. It is a place where the inhabitants are extremely enterprising and very hardworking. It is a safe and open city on a human scale, an educational and cultural center that preserves the Istrian identity and its traditions. A place where life takes place with equal intensity in summer and winter. A family house with two residential units is for sale in the very heart of Istria. The house is located in a quiet, sunny location with a garden of 2,355 m<sup>2</sup>. The house is built on two floors, i.e. its surface extends through the ground floor and first floor. The total living area is 284m<sup>2</sup>. The property consists of two residential units, each of which is 142m<sup>2</sup> and has a separate entrance. Oil and solid fuel central heating was implemented. The first apartment is located on the ground floor and consists of three bedrooms, a living room, a kitchen, a storage room and a bathroom. On the ground floor there is also a separate space with a private entrance, which is used as a storage room. The second apartment, on the first floor of the house, also consists of three bedrooms, a living room, a kitchen with a pantry, a dining room, a bathroom and a toilet. The apartment is equipped with air conditioning and central heating for the entire house. In the upper apartment there are also two balconies and a terrace at the entrance to the apartment. There is a tavern with a fireplace on the spacious garden of 2,355 m<sup>2</sup>. There are also three garages and additional parking spaces on the grounds. The yard of the house is of a combined character, the construction purpose is located on the front side and is about 700m<sup>2</sup>, the rest of the yard located behind the house is for agricultural purposes. Neat ownership. No burden. Certainly a nice property for a nice family life, but also suitable as an investment in terms of tourism. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23082

**Additional contact info**

Reference Number: 509029  
Agency ref id: 23082