

## PRODAJA, VILA, LINDAR, 180 M2, Pazin - Okolica, House



### Seller Info

Name: Agencija Starling  
First Name: Agencija  
Last Name: Starling  
Company: STARLING d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <https://www.starling.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Prilaz Gjуре Deželіćа 75/1  
Phone: 01 779 23 10  
About us: Nakon dugogodišnjeg rada s nekretninama u različitim okruženjima, odlučili smo hrvatskom tržištu ponuditi novi pristup kupoprodaji nekretnina, koji se zasniva na načelima izvrsnosti poslovanja razvijenog zapadnog tržišta.

Smatramo kako su nekretnine vrlo izazovno područje i našim klijentima želimo pružiti ruku, poglavito s obzirom na to da su i kupnja i prodaja nekretnina vrlo značajni životni koraci. Stoga, želimo tu odluku podržati našim stručnim iskustvom, profesionalnim pristupom i jednostavnom realizacijom svih koraka koji vas dijele od kupnje ili prodaje nekretnina. Starling nekretnine posluju u Zagrebu, Poreču i Dubrovniku. Zagreb je jedno od najzanimljivijih urbanih središta kada je riječ o nekretninama, a naš stručni tim svakodnevno radi na akviziciji, procjeni potencijala i analizi

novih nekretnina iz Zagreba i šire okolice, koje možete pronaći u našem portfelju. Istra u posljednjih pet godina bilježi izraziti turistički i gospodarski rast, stoga želimo podržati ovu zanimljivu regiju inovativnim i posvećenim pristupom poslovanju nekretnina.

Naša je misija biti iskrenim saveznicima kupcima i prodavateljima nekretnina, koji posredovanjem osigurava najviše profesionalne standarde poslovanja.

Naš tim stoji na raspolaganju investitorima kada je riječ o poslovnom i pravnom savjetovanju i uređenju interijera, a našu dosadašnju ekspertizu i stečena znanja želimo prenijeti, kako novim generacijama, tako i našim klijentima.

## Listing details

### Common

|                   |                               |
|-------------------|-------------------------------|
| Title:            | PRODAJA, VILA, LINDAR, 180 M2 |
| Property for:     | Sale                          |
| House type:       | detached                      |
| Property area:    | 180 m <sup>2</sup>            |
| Lot Size:         | 1000 m <sup>2</sup>           |
| Number of Floors: | 1                             |
| Bedrooms:         | 4                             |
| Bathrooms:        | 3                             |
| Price:            | 750,000.00 €                  |
| Updated:          | Feb 05, 2024                  |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2024 |

### Location

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

## Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: FOR SALE, VILLA, LINDAR, 180 M2 A beautiful villa with a living area of 180 m2 is for sale on a plot of land measuring 1000 m2. The villa is located in central Istria, between the Istrian towns of Gračišće, Lindar, and Žminj. It is situated on hilly terrain, making it an ideal location for those who love nature and tranquility. The villa consists of two floors: The ground floor comprises an open living room with a kitchen and dining area, a fireplace, utility room, toilet, and a bedroom with a separate bathroom. From the living room, you can access the covered terrace, which extends to the outdoor pool with an area of 50 m2. The pool's edge is paved with stone, and the interior is covered with mosaic tiles. The poolside sunbathing area is also paved with stone. The first floor consists of two bedrooms, each with a bathroom. The floors are parquet, except in the bathrooms, where the floors are ceramic. Space heating and hot water preparation are provided by a central system using a heat pump. Underfloor heating is planned for all bathrooms. The villa is designed as a blend of modern architecture and the traditional Mediterranean style with simple lines, constructed using modern and traditional materials such as stone, wood, and concrete. A valid building permit has been issued for the villa. The expected completion of construction is December 2024. For payment phases and modalities, feel free to contact us. Ownership is clear. Price: 595,000 Euros. ID CODE: 5089

## Additional contact info

Reference Number: 566485  
Agency ref id: 5089