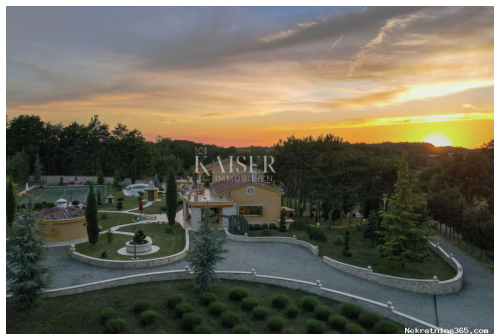


## Istra, Pazin - jedinstveno imanje, 42.000 m2, Pazin, Land



### Seller Info

Name:	Kaiser Immobilien
First Name:	Kaiser
Last Name:	Immobilien
Company Name:	Kaiser Immobilien d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://kaiser-immobilien.hr/">https://kaiser-immobilien.hr/</a>
Country:	Croatia
Region:	Primorsko-goranska županija
City:	Opatija
ZIP code:	51410
Address:	Maršala Tita 97
Mobile:	00385992140008
Phone:	0038551823491
About us:	The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Pazin - jedinstveno imanje, 42.000 m2
Property for:	Sale
Land type:	Building lot
Property area:	42000 m <sup>2</sup>
Price:	1,800,000.00 €
Updated:	Nov 18, 2024

### Location

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

### Permits

Location permit:	yes
Ownership certificate:	yes



### Description

Description:	<p>Kaiser Immobilien represents a unique estate in Istria. Located among untouched nature, in complete peace and idyll, the property covers a sumptuous 42,000 m<sup>2</sup>. Divided into several buildings, the property offers 350 m<sup>2</sup> of living space. A hidden private road will lead you to your property. The combination of different materials, i.e. authentic Istrian stone, colorful marble, green onyx and olive wood, gently blends into the surrounding landscape of centuries-old pine forest. From the front porch, you enter the garden full of carefully selected flowers and trees from all over the world, while the characteristic Mediterranean scent of lavender accompanies you during your walk. An automatic sprinkler system takes care of the garden during the night and ensures a fresh morning when you wake up. In addition to three bedrooms and three bathrooms, the house offers a 100 m<sup>2</sup> living room with a kitchen, two covered and two open verandas, an underground garage and a tavern equipped with a professional (Brunswick) pool table, a gym and a</p>
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sauna, and its own wine cellar. The additional building, made of the same material as the main house, consists of everything you need for a pleasant and comfortable stay - kitchen, bedroom and bathroom - only smaller in size, reminiscent of an idyllic, warm home, ideal for two. The pool of beautiful square footage, 60 m<sup>2</sup>, was made exactly according to your needs - not only can you adjust the temperature of the pool, but you can also enjoy a night swim with pleasant, dimmed lights. The closest experience to the sea, the pool consists of salt water. Built-in speakers will accompany you through your property in harmony of sound and nature. A lighted tennis court made of artificial grass and creamy sand is at your disposal 24 hours a day. It does not require any maintenance and has excellent drainage. The property is surrounded by a soft path for running or a pleasant walk, 2 km long, made of small gravel, which passes through a century-old pine forest. In order to experience only the best of your home, you can get around with a 4 x 4 vehicle. The outdoor kitchen with its marble counters makes it easy to prepare a wide variety of dishes, the combination of autochthonous Istrian stone and wood creates a warm, Mediterranean atmosphere, and the olive wood benches with soft leather seats only add to the hedonistic atmosphere. For more information, contact an agent. ID CODE: 112-025

### Additional contact info

Reference Number: 648443  
Agency ref id: 112-025  
Contact phone: +385916183332, +385995677888