

## Istra - Trviž, kuća u središnjoj Istri, Pazin - Okolica, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
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 Silviya 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 - Trviž, kuća u središnjoj Istri
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	11500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	5
Price:	730,000.00 €
Updated:	Nov 21, 2024

### Condition

Built: 2017

### Location

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

### Permits

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

### Additional information

Energy efficiency: In preparation

### Heating

Central heating: yes



## Parking

Number of parking spaces: 2  
Covered parking space: yes

## Description

Description: Kaiser Immobilien is selling a beautiful house with a swimming pool located in a small village in central Istria. The large garden of 12,000 m<sup>2</sup> allows you to enjoy the beauty of nature in this villa, while at the same time offering you proximity to the most beautiful towns in Istria. All city amenities are located in Pazin, which is about 10 km away, and the accommodation in central Istra provides good traffic connections with the rest of the peninsula. It extends to 300 m<sup>2</sup>, and the garden is surrounded by dry wall. The ground floor consists of an entrance hall, an open living room with a kitchen and a dining room, on the first floor there are three bedrooms and two bathrooms. In the second part of the house, a separate entrance leads to a separate apartment of 40 square meters, which consists of a living room with a kitchen and dining room, a bedroom and a bathroom. From the living room there is access to a covered terrace and a pool of 50 m<sup>2</sup>. Not far from the house there is a summer kitchen of 50 square meters and a garage of 40 square meters, which, due to its separation from the house, could be converted into another residential unit. The house has an established tourist rental business that the new owner can take over. ID CODE: 114-004

## Additional contact info

Reference Number: 648767  
Agency ref id: 114-004  
Contact phone: +385915284449, +385995677888