

Villa

Pazin, Istria



Ref	RE-U-35705
Type	Villa
Region	Istria > Porec
Location	Pazin
Front line	No
Sea view	No
Distance to sea	28000 m
Floorspace	180 sqm
Plot size	1000 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 780 000

ISTRA, PAZIN - Mediterranean Villa for Sale! New Construction with Unique Style!

Discover the perfect blend of modern design and traditional Mediterranean charm with this stunning villa in central Istria. Designed by a team of architects, this project offers you the unique opportunity to contribute your ideas and preferences during its construction phase.

Prime Location in the Heart of Istria

Nestled amidst the rolling hills of Istria, this villa is located between the picturesque towns of Gračišće, Lindar, and Žminj. Surrounded by serene oak forests, the property offers an ideal retreat for nature lovers and those seeking peace and tranquility.

The region boasts a dry and healthy Mediterranean climate, with comfortable, cool nights even during the hottest summer months.

Architectural Harmony

This villa seamlessly blends modern architecture with traditional Mediterranean aesthetics, combining clean lines with materials like stone, wood, and concrete. Its open design integrates outdoor terraces with the natural surroundings, offering breathtaking views of lush landscapes and the pool from both levels of the home.

Property Features:

- **Living Space:** 180 m² spread over two floors.
- **Plot Size:** 1,000 m².
- **Completion Date:** Estimated for October 2024.

Villa Layout:

The villa features an elongated rectangular design with pergolas and awnings on the south side.

Ground Floor:

- Open-plan living room, kitchen, and dining area.
- Utility room and guest toilet.
- Spacious bedroom with en-suite bathroom.
- Direct access to a terrace overlooking the pool and surrounding nature.

First Floor:

- Two bedrooms, each with a private en-suite bathroom.

Outdoor Amenities:

- **Swimming Pool:** 50 m², with stone-paved edges and a mosaic-tiled interior.
- **Sun Deck:** Stone-paved, ideal for relaxing and soaking up the Istrian sun.

Modern Comforts:

- **Heating & Hot Water:** Powered by a central system with a heat pump and solar collectors.
- **Fireplace:** Open wood-burning fireplace in the living room for a cozy ambiance.
- **Underfloor Heating:** Installed in all bathrooms for added comfort.

Why Choose This Property?

This villa is perfect for those seeking a serene lifestyle surrounded by Istria's authentic charm. The thoughtful design, prime location, and modern amenities make it an ideal investment for a holiday home, rental property, or permanent residence.

Don't miss this opportunity to own a piece of authentic Istria! Contact us today for more details or to arrange a viewing.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
4333 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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PARCELE



Villa

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