

House

Kaštel, Pazin, Istria



Ref	RE-U-36951
Type	House
Region	Istria > Porec
Location	Kaštel, Pazin
Front line	No
Sea view	No
Distance to sea	33000 m
Floorspace	98 sqm
Plot size	356 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 199 000

Detached Family Home Near the Heart of Pazin, Istria!

Pazin is the vibrant heart of Istria and the seat of the Istrian County, known for its entrepreneurial spirit and high quality of life. It is a safe, welcoming city designed for comfortable living, rich in culture and education while preserving Istrian heritage. Surrounded by beautiful nature, Pazin offers numerous excursion spots for outdoor enthusiasts.

This charming **detached family home**, located just steps from the city center, boasts a total living area of **98.55 m²** and a **gross area of 162.85 m²**.

The house is spread across two floors:

- **Ground floor:** Spacious living room, dining area, kitchen, and a guest toilet.
- **Upper floor:** Two comfortable bedrooms, a full bathroom, and a **large terrace**.

The home features **central heating powered by heating oil** for year-round comfort.

Outdoor Space & Privacy

The **total plot size is 356 m²**, with a **private courtyard of 249 m²**. Additionally, a **17 m² outbuilding** houses the central heating system. The entire property is **fully enclosed** by a solid wall and fence, ensuring privacy and security.

Prime Location - Walk to Everything!

This **idyllic location**, just a short stroll from the center, offers the best of city life while maintaining a peaceful atmosphere.

Don't miss this opportunity - **schedule your viewing today**.

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.

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Price per m²:
2031 €

Average price/m² of this type
in this region:
2869 €

Median price/m² of this type
in this region:
2901 €

Average price/m² of this type
in Croatia:
2849 €

Median price/m² of this type
in Croatia:
2573 €

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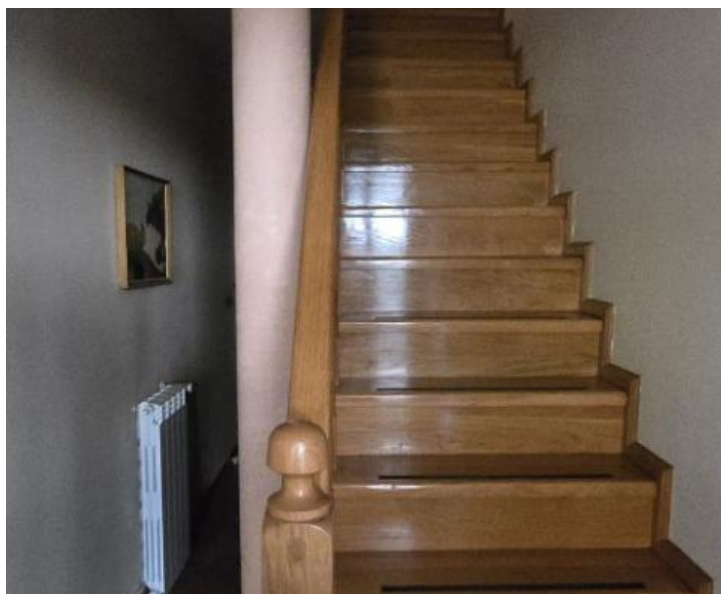
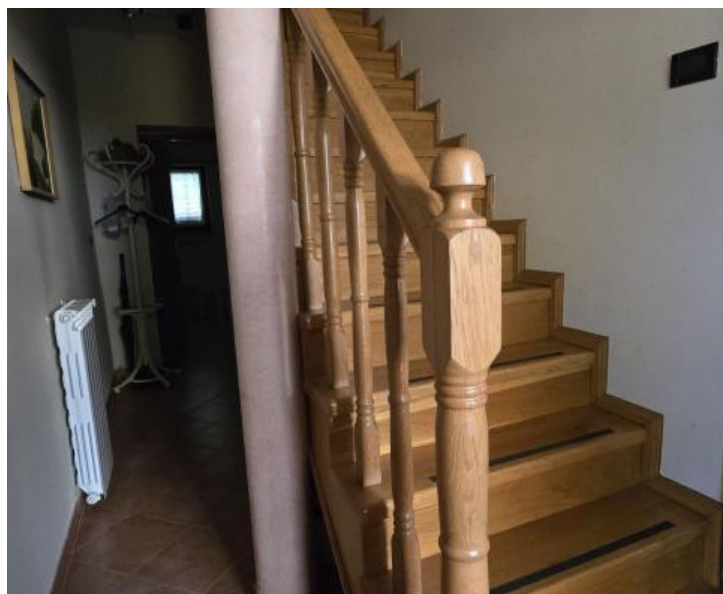
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