

ISTRIA ADRIA

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Code :	13274
Location :	Pazin
Lot size :	1666 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price :	249.900 €
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Pazin is a green, pleasant town in the very center of Istria, surrounded by hills, forests and clean air. The sea is about 30 minutes away by car, but the absence of mass tourism makes it an excellent choice for those who want peace, security and space.

Pazin is also increasingly developing as a place for domestic and "green" tourism: trekking, cycling routes, caving and eco-farms.

Location

- Pazin, the center of the Istrian peninsula
- 30 min to the sea (Poreč, Rovinj), 45 min to Pula
- Quiet green area, vineyard nearby

Location characteristics

- Area: 1666 m²
- Access dirt road
- Electricity and water - 50-70 m
- On one side there is a view that cannot be blocked by the neighboring building

Possibilities of use

- Suitable for a private house, villa or guesthouse
- The area is actively developing - attractive for investments

Transportation and access

- Direct connection to the highway (Istrian Y)
- Train station - 10 minutes by car
- Pula Airport - about 45 min drive

Climate and lifestyle

- Mild Mediterranean climate, 260+ sunny days per year
- Ecologically clean area, fresh air
- Peaceful, family atmosphere away from the tourist crowds