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|----------------------------------|---------|
| <b>Code :</b>                    | 10404   |
| <b>Location :</b>                | Pazin   |
| <b>Building size :</b>           | 610 m2  |
| <b>Lot size :</b>                | 1238 m2 |
| <b>Distance from center :</b>    | 0 m     |
| <b>Distance from sea :</b>       | 0 m     |
| <b>Seaview :</b>                 | No      |
| <b>Number of floors :</b>        | 2       |
| <b>Number of rooms :</b>         | 5       |
| <b>Number of bathrooms :</b>     | 3       |
| <b>Year of construction :</b>    | 2010    |
| <b>Energy efficiency :</b>       | A+      |
| <b>Parking :</b>                 | Yes     |
| <b>Air conditioning system :</b> | Yes     |
| <b>Basement :</b>                | Yes     |

|                |                  |
|----------------|------------------|
| <b>Price :</b> | <b>570.000 €</b> |
|----------------|------------------|

Beautiful villa with business space for sale - the restaurant with 35 seats.  
Restaurant - for 35 persons, kitchen, storage room, personal toilet,  
basement.

On the ground floor apartment of 60m2 consisting of an entrance hall, living  
room and kitchen, two bedrooms, bathroom.

Floor: apartment of 113m2

It consists of 3 bedrooms, living room and kitchen, bathroom. One large  
bedroom has a bathroom, two smaller bedrooms with a terrace exit.

The entire area has underfloor heating on gas. The object is connected to  
public sewerage.

On the plot is a beautiful swimming pool.

Quiet location.

To the parcel, the owner has another plot of 1638m2 which he is willing to  
sell.

Tel: + 385 98 420 886  
Email: [alma@alma-nekretnine.com](mailto:alma@alma-nekretnine.com)

Tel: + 385 91 611 57 06  
Email: [azra@almadominvest.com](mailto:azra@almadominvest.com)