



## ALMA DOM INVEST

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<b>Code :</b>	21437
<b>Location :</b>	Pazin
<b>Building size :</b>	0 m2
<b>Lot size :</b>	1543 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 231.450 €

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: 1543 m<sup>2</sup>
- 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 ai...