

UNIVERSUM

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Object ID :	2779
Location :	Pazin
Building size :	168 m2
Lot size :	10052 m2
Distance from center :	4 m
Distance from sea :	28 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
ALU doors and windows :	Yes
El. blinds :	Yes
Air conditioning :	Yes
Central :	Yes
Floor heating (heat pump) :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2025

Price : 750.000 €

Just 4 kilometers from the center of Pazin, in a quiet and green environment, a modern villa under construction with a total area of

168 m² is for sale, located on a spacious property of 10,052 m². This property represents a rare opportunity on the market because, in addition to the house itself, it offers exceptional potential through the size and structure of the land.

The villa has been carefully designed for a modern lifestyle and extends over two floors. The ground floor has an entrance hall, bathroom, storage room and a boiler room designed for the installation of a heat pump. The central part of the ground floor consists of a spacious open space living room with kitchen and dining room, which, thanks to large glass walls, is abundant with natural light and provides direct access to a covered terrace. Internal stairs lead to the first floor where there are three bedrooms and an additional bathroom. Two bedrooms have access to a large terrace, which further contributes to the feeling of spaciousness and connection with nature.

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The special value of this property lies in the land with a total area of

10,052 m². Of this, 8,129 m² is agricultural land, while the property also includes two separate building plots of 626 m² and 1,297 m². The house itself is located on a separate plot of approximately 650 m², which provides additional flexibility in planning future facilities or construction.

An additional advantage is that complete preparations for the construction of the pool have already been made - excavation has been carried out and the position defined, while the completion of the pool can be realized in agreement with the investor, according to the wishes of the future buyer.

Heating and cooling are provided by air conditioning, while preparation for underfloor heating with a heat pump has been installed throughout the house, which allows the future owner to choose the system according to their own preferences. Parking spaces for three cars are provided in the yard.

The house is currently under construction and electricity and water connections need to be completed. It was built with high-quality and modern materials, in accordance with modern construction standards.

The location ensures peace, privacy and a stay in nature, while at the same time being only a few minutes drive from all the facilities that Pazin has to offer. The property is ideal for both private residence and for investment in tourist rental or further development.

Important: In agreement with the investor, there is a possibility of purchasing only the house itself, without agricultural and construction land. In this case, the price of the property is €450,000.