



Code :	00513
Location :	Pazin
Building area :	560 m ²
Land area :	33066 m ²
Distance from the center :	10000 m
Distance from the sea :	30000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	9
Number of rooms :	11
Number of bathrooms :	9
Parking :	Yes
Private pool :	Yes
Air conditioning :	Yes
Energy class :	B
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price price upon request €

A property is for sale in central Istria, surrounded by nature and complete tranquility, with developed infrastructure and the potential for further development of tourist facilities. The location allows for easy access to Istrian towns, while the position itself provides privacy and a pleasant stay.

The total land area is 33,066 m², part of which is in a sports-recreational zone, part in a T2 zone (tourist settlement), part in a T3 zone (camp), and a smaller portion in a non-building area.

The property features several buildings with a total area of approximately 560 m², fully equipped and ready for use. All buildings are equipped with heating via a heat pump through a fan coil system, while the hotel additionally has underfloor heating in the rooms and bathrooms.

The main building, covering around 370 m², includes a restaurant with a professional kitchen, two halls, a bar, and a reception on the ground floor, as well as five rooms with en-suite bathrooms on the upper floor. The building has a covered terrace and a pool of approximately 40 m², with a spacious parking area in front.



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There are also two detached houses on the property:

- The first, with an area of about 99 m², features a 25 m² pool, constructed of brick, distributed over two levels with a living room, kitchen, two bedrooms, two bathrooms, and a terrace.
- The second, with an area of about 82 m², is made of a combination of brick and wooden construction, also on two levels, with a living room, kitchen, two bedrooms, two bathrooms, and a covered area with a fireplace.

The property also includes a well-maintained campsite with five plots, a sanitary block, and infrastructure for camping vehicles. Each plot has connections for water and electricity, and the entire area is fenced and landscaped.

The estate has connections for water, electricity, telephone, and internet, while drainage is managed through a biological septic tank. There is also a well with a pump that allows for water use as needed. The entire property is fenced and has controlled access with a barrier, ensuring privacy and security.

A stream runs beneath the property, further enhancing the special ambiance and natural setting of the estate.

On part of the land, it is possible to plan additional tourist and recreational facilities with a capacity for up to 89 beds. The owner has a project for the construction of five additional houses for which building conditions have already been obtained, and a construction permit needs to be issued. According to this project, one of the houses has already been built.

The entire property was built in 2016, with attention to detail, construction quality, and harmonious integration into the environment.

This estate represents an excellent investment opportunity in tourism in the heart of Istria, with existing buildings, a well-maintained environment, and space for further development.

For more information and to arrange a viewing, please feel free to contact us.