



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01168
<b>Location :</b>	Pazin
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	600 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	4
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 470.000 €

Modern new building in the heart of Istria, located in Trviž, 11 km from Pazin, ecologically equipped with its own source of electricity from solar panels and electric underfloor heating.

Due to the slope of the terrain on which the house is located, the panoramic view is enchanting, so the living areas (living room, kitchen and dining room) are located on the ground floor, which is entered from the parking lot level, and bedrooms with toilets are located on the first floor.

A spacious garden with a swimming pool allows you to enjoy the beauty of nature, and the proximity of the most beautiful Istrian towns ensures good traffic connections with the rest of the peninsula.

The property is ideal for family life or tourist use.