

## ISTRA, TINJAN - Moderna prizemnica okružena prirodom! PRILIKA!, Tinjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, TINJAN - Moderna prizemnica okružena prirodom! PRILIKA!
Property for:	Sale
House type:	semi-detached
Property area:	85 m <sup>2</sup>
Lot Size:	550 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	300,000.00 €
Updated:	Nov 14, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Tinjan
City area:	Tinjan
ZIP code:	52444

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, TINJAN - A semi-detached house in a quiet place surrounded by nature Villas with swimming pools, numerous apartments, campsites, bicycle paths, viewpoints, old dry walls, lakes, puddles - all this is Tinjan, a place where visitors
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will experience Istria in all its uniqueness. And there are numerous sights that tell stories about the rich history of our region at every turn. The Municipality of Tinjan is the most developed touristic municipality in the area of central Istria. We are proud to say that our residents have recognized tourism as one of the most important branches of development, which is why we have more than 150 rental properties in this area (villas with swimming pools, apartments, camps). In the municipality of Tinjan, more than 70,000 overnight stays are realized annually. The municipality of Tinjan has invested its strength and resources in the development of rural tourism as an important branch of the economy that encourages positive demographic trends. With this goal in mind, we promote the development of selective forms of tourism, the design of new tourist products, and we organize education for stakeholders in tourism activities. In a small town, only 1 km from Tinjan, we offer you a two-story house with a net square footage of 85.84 m<sup>2</sup>, which will be located on a plot of land of 550 m<sup>2</sup>. The gross construction area is 182.25 m<sup>2</sup>. The planned start of construction is May 15. and the completion of construction is in the 6th month of next year. The house will consist of an entrance hall, a kitchen with a dining room, a living room, a toilet with a bathroom, two bedrooms, one of which will have its own bathroom, a storage room and an uncovered terrace of 42.40 m<sup>2</sup>. There will also be a 24m<sup>2</sup> swimming pool on the landscaped garden. Heating and cooling in the house will be arranged through air conditioning. The house is sold on a turnkey basis, and at this initial stage, the future buyer can actively participate in the creation of the interior of the house itself. An excellent opportunity for an investment in the form of a tourist rental, but also for those who are looking for a warm home. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25426

### Additional contact info

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