

## JEDINSTVENA PRILIKA!! DVA DUPLEXA U PAKETU, Tinjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	JEDINSTVENA PRILIKA!! DVA DUPLEXA U PAKETU
Property for:	Sale
House type:	semi-detached
Property area:	168 m <sup>2</sup>
Lot Size:	536 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	650,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Description

Description: For sale are two duplexes located in the tranquil surroundings of Tinjan, built in 2022. Each of these houses spans two floors, with a total area of 84 sqm, and has a spacious plot of 269 sqm, including two parking spaces. The ground floor of each

house is organized in an open space concept, encompassing a spacious living room, kitchen, dining area, bathroom, and storage room. The living room opens onto a terrace and a pool, creating a comfortable space for relaxation and socializing. Upstairs, there are two bedrooms, a bathroom, and a laundry room. Air conditioning ensures comfort for heating and cooling, while a pellet central heating system has been implemented in the first phase. Thanks to good thermal insulation, the need for additional cooling in the summer is minimal. These houses offer all the necessary amenities for everyday life, located in close proximity, making the location exceptionally practical and functional. Given the peaceful environment and favorable location, this property represents an excellent investment, especially for tourism purposes. Tinjan, a town located near Pazin, is a picturesque destination with 408 inhabitants (according to the 2011 census) and the seat of the municipality. It is situated along the county road Pazin–Poreč, at the intersection of roads to Muntrilj, Kringa, and Sveti Petar u Šumi, on the edge of a karst plateau above the fertile Lim Valley. All documents are in order, with ownership being 1/1. For additional information and personal viewings, feel free to contact:  
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### Additional contact info

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