

## ISTRA, TINJAN - Dizajnerska vila s wellnesom i pogledom na more, Tinjan, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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 - Dizajnerska vila s wellnesom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	164 m <sup>2</sup>
Lot Size:	828 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Oct 22, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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
Covered parking space:	yes

### Description

Description:	ISTRIA, TINJAN - Designer villa with wellness and sea view Tinjan - an environment that proudly preserves the history and tradition of its region and enriches its tourist offer every day by offering accommodation and various other facilities. The International Prosciutto Fair (ISAP) has been held regularly in Tinjan since 2006, on the third weekend in October. The event is visited by more
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than twenty thousand people every year and thus Tinjan was declared the Municipality of Istrian prosciutto. Another significant tradition of this region is the blacksmith's trade, and Tinjan's blacksmiths are widely known, so on the feast of Šimunj in Tinjan is traditionally held Smotra kosira and other blacksmith's products of blacksmiths from all over Istria. Only 3 km from this beautiful town will be located this designer villa with wellness, swimming pool and sea view with a total living area of 164 m<sup>2</sup>. It extends its living area through the ground floor and first floor. The ground floor will have a living room, kitchen with dining area, one bedroom with private bathroom, separate toilet and pantry. Internal stairs lead to the first floor where there will be a hallway, two bedrooms with private bathrooms and a toilet. As sugar at the end of the hallway, there will be a wellness room that will provide future owners with additional relaxation and enjoyment. The villa will be built only with high quality materials. The first phase of underfloor heating will be installed - heat pumps that will maintain a comfortable temperature for future owners during the winter months. The villa will be built on a plot of 828 m<sup>2</sup>. The garden is planned to build a heated pool for relaxation in the pre-season and post-season. In addition to the pool and beach, the villa will feature a summer kitchen and a covered car park for your tin pets. Construction is scheduled to begin in a few months, while completion is scheduled for the end of 2023. The advantage of this property is the special design, the sea view it provides and its content such as wellness, which makes it a real opportunity for those who want to engage in tourist rentals or simply want a luxurious family life. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja). ID CODE: 13564

### Additional contact info

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