

## ISTRA, BADERNA (okolica) - Moderna samostojeća kuća sa bazenom, Tinjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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, BADERNA (okolica) - Moderna samostojeća kuća sa bazenom
Property for:	Sale
House type:	detached
Property area:	150 m <sup>2</sup>
Lot Size:	698 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	525,000.00 €
Updated:	Jun 19, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

ISTRIA, BADERNA (surroundings) - Modern detached house with a swimming pool This detached house with a swimming pool is located in a small Istrian village, not far from Baderna. The house is located on a plot of 698 m<sup>2</sup>, and its area itself is 150 m<sup>2</sup>, which extends to the ground floor and first floor. On the ground floor there is a hallway, a kitchen with a dining room, a living room with access to a covered terrace and one bedroom and a bathroom. There are three bedrooms on the first floor, one of which has access to the terrace, each room has its own bathroom. There is a space in the garden with a swimming pool for relaxing and spending time with friends and family. The real estate is in the VAT system, and future owners are exempt from paying real estate sales tax. Due to its micro location, this house is an ideal opportunity to rent for tourist purposes, but also for a peaceful family life. 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: 28696

**Additional contact info**

Reference Number: 580170

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