

MODERNA VILA U ISTRI - KRINGA, Tinjan, House



Seller Info

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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:	MODERNA VILA U ISTRI - KRINGA
Property for:	Sale
House type:	detached
Property area:	134 m ²
Lot Size:	1103 m ²
Bedrooms:	4
Bathrooms:	3
Price:	1.00 €
Updated:	Apr 26, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	4
Covered parking space:	yes

Description

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MODERN VILLA IN ISTRIA In a beautiful location near Tinjan in Istria, there is an enchanting detached holiday home with a swimming pool, perfect for a relaxing escape from everyday life. Tinjan is a picturesque village located in the heart of Istria, Croatia. It is known for its rich cultural heritage and tradition. With its stone houses and narrow streets, Tinjan exudes the charm of an Istrian village. It is surrounded by beautiful nature that offers numerous opportunities for walks and exploration. This picturesque place is also famous for its gastronomy, with plenty of restaurants offering traditional Istrian dishes. Tinjan hosts many manifestations and events throughout the year, attracting visitors from all over the world. With its authenticity and charm, Tinjan is an unmissable destination for lovers of Istrian culture and nature. This ground floor oasis offers everything you need for a comfortable stay, with top quality and modern technology. Located on a plot of 1103 m², this house covers an area of 134.70 m², with the addition of a summer kitchen of 31.82 m² and a covered parking lot of 27.69 m². The main focus of the courtyard is the spacious pool of 55 m² (11m x 5m), ideal for refreshing yourself and enjoying sunbathing. Each of the three bedrooms comes with its own bathroom, providing maximum privacy and comfort for each guest. The house was built with high standards of energy efficiency, it was rated as A+, with modern heating systems such as a heat pump and underfloor heating and a fan coil system. This property exudes freshness and contemporary style. The interior wooden joinery adds warmth to the space, while the outer PVC joinery, made of high-quality German REHAU profile, with seven chambers and three-layer thermopane glass, provides security and insulation. The thermal facade with a 10 cm thick layer of styrofoam ensures an optimal temperature throughout the year. The house is dominated by class A Italian ceramics, which further emphasizes the luxury and elegance of the space. Two covered parking spaces, with preparation for an electric charger, ensure convenience and safety for your vehicle, while an additional two outdoor parking spaces are available for guests. With this house, you get not only a home, but also an oasis of peace and comfort, perfect for escaping from everyday stress and enjoying the beauty of Istrian nature. Do not miss the opportunity to become the owner of this beautiful vacation home. FOR MORE INFORMATION OR A VIEWING AGREEMENT: DARIO ORIOVIĆ 097/ 765 0205 dario.oriovic@dogma-nekretnine.com ID CODE: IS1512061

Additional contact info

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