

ISTRA, TINJAN - Samostojeća prizemnica u roh bau fazi na odličnoj lokaciji, Tinjan, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: 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, TINJAN - Samostojeća prizemnica u roh bau fazi na odličnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	220 m ²
Lot Size:	1084 m ²
Bedrooms:	6
Bathrooms:	2
Price:	340,000.00 €
Updated:	Jul 15, 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
Location permit:	yes
Ownership certificate:	yes



Parking

Number of parking spaces:	5
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Description

Description:	ISTRIA, TINJAN - House in the unfinished stage on a plot of 1084m2 The municipality of Tinjan is located in the central part of central Istria. Tinjan proudly preserves its history and traditions, whether it's about the symbols of this region,
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dry stone walls and puddles, kosiri and rankun, folklore and architectural heritage, traditions and legends, or about top gastronomic delicacies like Istrian prosciutto. In 2006, Tinjan was declared the Municipality of Istrian prosciutto, and the international prosciutto fair is held every year on the third weekend in October. A detached one-story house in the Rohbau phase is for sale, located on a plot of 1084 m². Located in a very neat and interesting place Tinjan, 20 km from Poreč and 12 km from Pazin. Considering that the building is under construction, the final details can be adapted to the needs and wishes of the customer. The location of the house is very good, considering that on the one hand it is next to the forest and beautiful nature, and on the other hand very close to the town center, in the immediate vicinity of the post office, shops, cafes, restaurants, schools, kindergartens, pharmacies, bus stops. The house has a total area of 221 m², of which the residential part on the ground floor occupies 182 m², while in the basement there are planned a tavern with an area of 27 m² and a tavern with an area of 12 m². The house has access from two sides. The garden has two large green areas and parking spaces for several cars. According to the customer's wishes, it is also possible to build a swimming pool, which is not currently planned. The pictures show two versions of the finished building - with a pool (yellow facade) and without a pool (red facade). Underfloor heating and air conditioning are provided for heating and cooling, and there is the possibility of heating with solid fuels. The advantage of this house is that it is located in a built-up, quiet and very tidy part of the village. It is sold in the current phase under the roof with connected electricity and water, and partially arranged environment. It is possible to complete it completely with agreed terms and price. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30835

Additional contact info

Reference Number: 613275
Agency ref id: 30835