

## ISTRA, TINJAN - Kuća s bazenom na rubu naselja, Tinjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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 - Kuća s bazenom na rubu naselja
Property for:	Sale
House type:	detached
Property area:	184 m <sup>2</sup>
Lot Size:	949 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	4
Price:	597,000.00 €
Updated:	Oct 30, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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:	In preparation
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### Description

Description:	ISTRIA, TINJAN - House with a swimming pool on the edge of the village. The city was once surrounded by ramparts and towers, today it is a place with a very pronounced charm, where tradition and history are proudly expressed. Tinjan is located above the eternally green Draga, whose beauty we can enjoy from the Tinjan viewpoint under the old ladons. The municipality of Tinjan covers an area
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of 53.94 km<sup>2</sup> and there are 8 settlements within the municipality. Surrounded by greenery in a gentle neighborhood not far from Tinjan, a house with a swimming pool is for sale on the edge of the village. The micro-location offers an authentic experience of a small Istrian town, intimacy, relief from every busy effort and a break from the noise, and at the same time close enough to the dynamic cities of Istria with a range of amenities. In addition to the convenient location, the property is also distinguished by the quality of the construction, which guarantees long-term satisfaction and quality of housing. The house of timeless architecture blends in shape and color with the settlement and the landscape, and it was conceived as one residential unit that extends over two floors. The living area is clearly defined, maximally used and full of natural light. The ground floor consists of an open concept space that unites the living room, kitchen and dining room with access to a covered terrace that contains a summer kitchen, guest toilet, pantry and engine room with storage. The first floor consists of three bedrooms with private bathrooms and a terrace. The yard is landscaped and horticulturally landscaped and fenced and contains a 36 m<sup>2</sup> swimming pool with a sun deck. The location, structure and comfort make this property an ideal opportunity for a peaceful family life, but also a successful tourist rental. The planned deadline for the completion of the works and the handover of the property is scheduled for mid-2025. The stated price of the property refers to the final level of execution without furniture, which allows for final decoration according to one's own wishes and preferences. 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: 33280

## Additional contact info

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