

## Prekrasna villa u luksuznom naselju, Tinjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	Prekrasna villa u luksuznom naselju
Property for:	Sale
House type:	detached
Property area:	127 m <sup>2</sup>
Lot Size:	502 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	550,000.00 €
Updated:	Oct 21, 2024

### Condition

Built:	2025
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### Location

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

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

Discover your new oasis of peace near Tinjan with this beautiful house under construction, which will encompass a total of 127 m<sup>2</sup> of living space on a plot of 502 m<sup>2</sup>. The planned completion of the construction is in 2025, offering you the opportunity to participate in shaping your future home.

**Ground Floor: Spacious and Functional Areas** The ground floor spans 73.73 m<sup>2</sup> and includes a spacious living room with a fireplace, connected to the dining area and a practical kitchen, ideal for family gatherings. There is also a comfortable bedroom with a modern bathroom, a storage room, a second bathroom with a laundry area, and an additional storage room. These spaces ensure the functionality and comfort needed for everyday life.

**Upper Floor: Bright and Comfortable Rooms** On the second floor, which spans 53.93 m<sup>2</sup>, there are two bright and cozy bedrooms, each equipped with its own fully equipped bathroom and storage room. This floor provides additional privacy and comfort for family members or guests.

**Exterior: A Relaxation Oasis** The surrounding area of the house features a lush garden, a pool with a sunbathing terrace, and parking for cars. A beautiful garden with trees and a lawn creates a peaceful atmosphere that enhances the architectural charm of the house. The area around the pool, equipped with a sunbathing terrace and barbecue area, offers ample opportunities for comfortable relaxation throughout the day.

**Modern Amenities and Quality Construction** The house will be equipped with underfloor heating and air conditioning in every room, ensuring optimal comfort throughout the year. Buyers have the right to influence the construction, allowing for personalization of the space according to their preferences. Construction is underway for 14 villas near Tinjan. The first phase includes 5 villas, while the second phase will encompass an additional 9 villas. The architecture of the villas is designed in the traditional old Italian style, beautifully complementing the surrounding landscape and celebrating the rich architectural heritage of the region. The spatial design is highly ergonomic, ensuring functionality and aesthetic appeal in every corner. High-quality finishing materials are used in carefully selected combinations to achieve the maximum effect of a comfortable interior, showcasing the best of modern architecture while respecting the rich heritage of Istria. Here, every aspect of the architecture tells a story, inviting you to become part of the beautiful narrative of this enchanting region. ID CODE: IS1514338

**Additional contact info**

Reference Number: 662291  
Agency ref id: IS1514338