

PREKRASNA OBITELJSKA PRIZEMNICA S BAZENOM U CENTRALNOJ ISTRI, 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>
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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:	PREKRASNA OBITELJSKA PRIZEMNICA S BAZENOM U CENTRALNOJ ISTRI
Property for:	Sale
House type:	detached
Property area:	185 m ²
Lot Size:	1002 m ²
Bedrooms:	6
Bathrooms:	3
Price:	615,000.00 €
Updated:	Oct 28, 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:	A+
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Parking

Number of parking spaces:	2
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Description

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A beautiful one-story house with a pool in central Istria. A quiet village surrounded by family houses ensures a gentle environment and safety for your children and family, we have just described the location where this beauty is located. In one of the settlements of the municipality of Tinjan, we are selling a newly built house, a new building ideal for family life as well as tourist rental and income. The house was built with a touch of traditional Istrian style and perfectly blended into the surroundings. The villa was built in accordance with all prescribed standards with high energy efficiency A+. Three bedrooms, each with its own bathroom, and an open concept living room of 52.75 m² with access to the sun deck and a covered terrace in front of the pool of 35 m². As part of the garden and the area in front of the pool, there is also a summer kitchen with a dining table and a lounge area for socializing with a glass of wine or a cocktail. An additional dose of atmosphere is the fireplace in the living room. There is also a charger for electric vehicles (11kw wall box for faster charging). HEATING AND COOLING SYSTEM: Electric floor heating with individual room regulation in all bathrooms and rooms. The Mitsubishi heat pump simultaneously air-conditions all rooms. Each room has its own air conditioner. One part of the house is covered with decorative stone, thermal insulation 15 cm thick ETICS insulation system. High-quality Italian ceramics in formats 100x100, 60x120 and larger are used. The entrance door is anti-burglary, large sliding walls with three-layer safety glass provide plenty of natural light. The total square footage of the yard is 1002 m² with a complete horticultural arrangement of the lawn, and the yard is fenced with a sliding, electric gate of 5 meters for the entrance to the yard. Heated pool covered with ceramic tiles, led lighting, shower and engine room. The house is sold unfurnished, and as such is ready for immediate occupancy, you can add your own detail to the interior design, furnish it to your "taste". Make the right decision with our support for a pleasant real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350 filip.maric@dogma-nekretnine.com ----- MICHAEL RADOLA Licensed agent Mobile: +385 91/575-3640 michael.radola@dogma-nekretnine.com ID CODE: IS1514418

Additional contact info

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