

## JEDINSTVENA PRILIKA!! PREKRASNA PRIZEMNICA NAPRAVLJENA ZA ŽIVOT I TURIZAM, 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  
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Phone: +385 51 341 080  
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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:	JEDINSTVENA PRILIKA!! PREKRASNA PRIZEMNICA NAPRAVLJENA ZA ŽIVOT I TURIZAM
Property for:	Sale
House type:	detached
Property area:	151 m <sup>2</sup>
Lot Size:	675 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	470,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2018

### 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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**FAMILY LIVING IN IDYLLIC SURROUNDINGS** We present to you an excellent family home with a pool searching for its new owners. This three-bedroom bungalow spanning a total of 151 sqm is an ideal property for families with children or those planning to become one. Upon entering the house, you will find an open hallway that connects all the rooms seamlessly. The first thing you'll notice is the spacious living room, welcoming you with warmth and comfort. Large windows allow ample natural light, creating a bright and pleasant atmosphere. The living room is connected to a compact kitchen equipped with all necessary appliances, making it perfect for preparing delicious meals for family and friends. There are three bedrooms, two with double beds and one children's room with two single beds. Each room offers ample storage space and plenty of natural light. Situated on a plot of 825 sqm, the property features a pool, a summer kitchen, and an outdoor storage shed for tools. A pathway surrounds the entire house, preserving the green areas to the fullest. Additionally, the house has a 4-star categorization. This property is a versatile and attractive offer in every aspect. Whether you are seeking a home in a peaceful and secure environment or an investment opportunity, this property fits the bill. It's already a well-established rental business with all necessary permits in place, ensuring a safe return on investment without additional expenditures. Make the right decision with our support for a pleasant real estate buying experience. Feel free to contact us: **FILIP MARIĆ** Licensed Agent +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com)  
**Michael Radola** Licensed Agent +385 91/575-3640  
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## Additional contact info

Reference Number: 669753  
Agency ref id: IS1511745