

## DVOJNA KUĆA U MIRNOJ OKOLICI TINJANA, 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:	DVOJNA KUĆA U MIRNOJ OKOLICI TINJANA
Property for:	Sale
House type:	semi-detached
Property area:	84 m <sup>2</sup>
Lot Size:	268 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	340,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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+
--------------------	----

### Parking

Number of parking spaces:	2
---------------------------	---

### Description

**Description:**

For sale is a semi-detached house located in the vicinity of Tinjan, built in 2022. The house has an area of 84 m<sup>2</sup> and spans two floors, with a plot of 268 m<sup>2</sup> and two parking spaces. The ground floor consists of a spacious living room, kitchen, and dining area in an open space concept, a bathroom, and a storage room. The living room opens onto a terrace and a pool. Upstairs are two bedrooms, a bathroom, and a laundry room. Heating and cooling are provided by air conditioners, while the first phase of pellet central heating has already been implemented. Thanks to good thermal insulation, cooling is practically unnecessary in the summer. All necessary amenities for everyday life are nearby, making the location practical and functional. Given the peaceful surroundings and favorable location, this house is an excellent investment for living or for tourism purposes. Tinjan, a town near Pazin, on a hill above the Lim Valley, with 408 inhabitants (2011), is the seat of the homonymous municipality. It is located on the county road Pazin–Poreč and the intersection of roads to Muntrilj, Kringa, and Sveti Petar u Šumi, on the edge of a karst plateau above the fertile, deeply incised Draga. Clear ownership 1/1! For a personalized approach and a tour, feel free to contact: Michael Radola Licensed Agent +385915753640 michael.radola@dogma-nekretnine.com SANDRA MILETIĆ Licensed Agent Mobile 091/988-5843 Phone 052/639-276 sandra.miletic@dogma-nekretnine.com ID CODE: IS1511076

**Additional contact info**

Reference Number: 671114  
Agency ref id: IS1511076