



Code :	02634
Location :	Tinjan
Building size :	185.00 m2
Plot size :	1002 m2
Garden size :	1002 m2
Distance from see :	18000 m
Numer of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
Energy efficiency :	A+
Year of construction :	2024
Swimming pool :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating :	Yes
Građevinska :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 627.000 €

High-quality one-story house with a swimming pool in the vicinity of Tinjan, located approx. 18 km from Poreč and the sea - in a quiet location, on a plot of 1002 m2 - the total gross area of

the house is approx. 185 m2. The house consists of an entrance hall, living room with fireplace, kitchen and dining room, guest toilet, three bedrooms, three bathrooms, technical room, terrace and summer kitchen. Heating: electric underfloor heating in all bathrooms and rooms - Mitsubishi heat pump - air conditioning in all rooms - fireplace. PVC carpentry - sanitary facilities of top quality German manufacturers - walk in showers - stainless steel outdoor shower - heated pool of approx. 30 m2 with quality tiles - electric car charging station (11kw) - installed internal lighting fixtures - landscaped environment with automatic irrigation, fenced with a fixed concrete/metal fence. There are two parking spaces next to the house and three parking spaces in the yard. This property offers privacy - Video surveillance of the entire property - the Mediterranean garden includes landscaping with lavender, rosemary, cherry laurel and a large olive tree - outdoor lighting fixtures installed throughout the garden. Bench made of natural stone 8m long with a view of nature. A reading corner in one of the rooms specially designed with a 4m lounge bench and 2 large windows with a view of nature. The house is being sold fully furnished and equipped. Possibility of year-round rental. The sale of the property is possible exclusively with the buyer taking over the existing long-term



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lease.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.