



<b>Code :</b>	01000
<b>Location :</b>	Tinjan
<b>Building size :</b>	85 m <sup>2</sup>
<b>Lot size :</b>	550 m <sup>2</sup>
<b>Distance from center :</b>	20000 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 300.000 €

Tinjan

A modern semi-detached house with a swimming pool.

The house is located in a quiet location surrounded by nature and greenery. It is 20 and 5 km from the Istrian highway.

The net usable area of the house is 85.84 m<sup>2</sup> and consists of an entrance hall, kitchen, dining room and living room according to the open space principle, two bedrooms with their own bathroom, an additional toilet and a storage room. The living room leads to a spacious uncovered terrace of 42 m<sup>2</sup>.

There will be a large 24 m<sup>2</sup> swimming pool with an arranged sunbathing area and two parking spaces on the 550 m<sup>2</sup> garden.

High-quality construction with PVC carpentry with three-layer glass, blinds and mosquito nets in anthracite color, and 10 cm Styrofoam insulation, ensure maximum comfort and convenience for future owners. Heating will be underfloor electric, while cooling will be provided by an air conditioning system (3 units).

A quiet and beautiful location, a fenced plot and many rich amenities make this property an ideal opportunity for anyone looking for a nice, well-kept house with its own garden in an attractive location that can be adapted for living or vacationing as well as for tourist purposes.



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Completion of the construction is planned in June 2024.