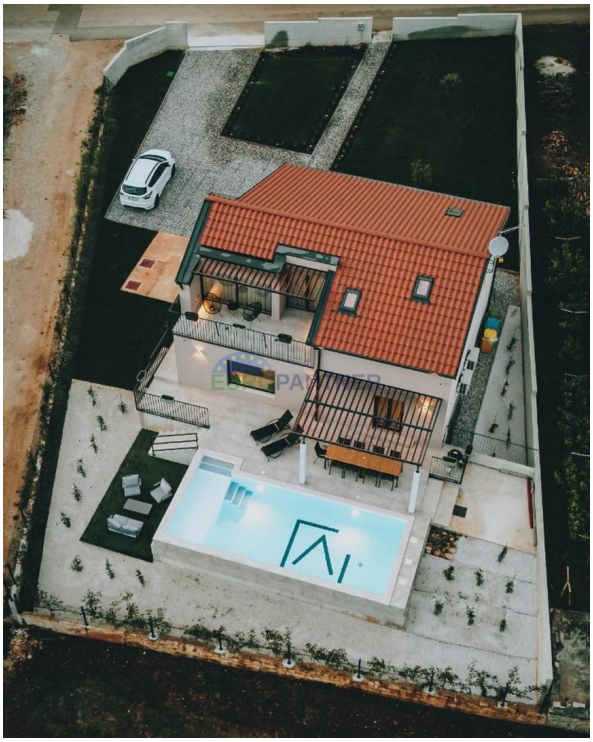
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Code :	00122
Location :	Tinjan
Building area :	232 m2
Land area :	982 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the sea :	20 km

Price : 695.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Condition :	Newly built

AREAS & SPACES

Storage room :	Yes

AMENITIES

Terrace :	Yes
Balcony :	Yes
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes

This beautiful house is located in the immediate vicinity of Tinjan, in a smaller town.
The house is located in a beautiful, quiet location. It covers 232 m2 with a garden of 982 m2.
The house is in the completion phase. It is designed to provide total comfort. The walls are in white shades, while the furniture is very modern in pastel tones, and in this way a pleasant and warm atmosphere was achieved. The owner wanted to add elements of nature such as moss and birch trees to the environment so that the house exudes life. In the basement of the house there is a sauna with a bathroom and a fitness room, as well as equipment for the pool and a boiler with a large storage room for deck chairs.
On the upper ground floor there are two bedrooms with their own bathrooms, a bathroom and a living room with a kitchen and dining room in an open space version. In the dining room there are stairs that lead to the first floor where there is a library, a large bedroom with a bathroom and a laundry room. The room has a large balcony wall with

access to the terrace. The terrace offers a view of the swimming pool and a beautiful olive grove.
Next to the 30 m2 swimming pool, there is a sunbathing area, from which there is a barbecue and a seating area, ideal for outdoor meals.

The house has an extremely high-quality facade. The carpentry is PVC coated on the outside in aluminum and three-layer glass with seven chambers and electric blinds.
Due to the quality of the facades, air conditioners are provided for heating and cooling.
Since the yard is spacious enough, it will be nicely decorated with private parking. Given that the garden is not yet fully completed at this stage of the house, the number of parking spaces can be decided.
If you are looking for a house that can provide you with perfect comfort, a peaceful environment, this house could be your choice.

Today, Tinjan is an area that proudly preserves its history and traditions, whether it is about the symbols of this region - dry stone walls and puddles, kosiri and rankun, folklore and cultural heritage, traditions and legends, or about superb gastronomic delicacies, such as Istrian prosciutto.
Today, the tradition of producing top-quality prosciutto in Tinjan is preserved by several registered prosciutto producers, and in 2006 Tinjan declared itself the Municipality of Istrian Prosciutto. Another significant tradition of this region is blacksmithing, and tinjan blacksmiths are widely known, so on the feast of Šimunj in Tinjan, an exhibition of blacksmiths and other blacksmith products by blacksmiths from all over Istria is traditionally held.