



**Tinjan, a modern villa in the Istrian style**

*Croatia, Istria*

<b>Price:</b>	<b>€ 550 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	527 m2
<b>Area</b>	134 m2
<b>Category</b>	For sale



**Tinjan surroundings,**

This beautiful villa 134 m2 NKP in the heart of the Istrian peninsula represents the pinnacle of luxury and comfort. Every detail of this five-villa residence has been carefully designed to provide the owners with an incredible experience.

When you step onto the property of the villa with a total size of 527 m2, you will immediately feel the peace and privacy provided by the high green wall that surrounds the entire space. The wrought iron entrance fence adds charm and elegance, heralding the luxurious experience that awaits you inside.

On the ground floor of the villa there is a spacious living room, kitchen and dining room that are connected in one open space, with a refined design and natural light that enters through large glass surfaces creating a pleasant atmosphere for enjoying moments with your loved ones, a guest toilet, one bedroom with its own bathroom, a storage room under the stairs and an outside storage room.

Two bedrooms are located on the first floor of the villa and both have access to a terrace with a beautiful view of the surrounding landscape.

The house will be heated with floor heating throughout the entire house, and cooled with four air conditioners. In the garden of the villa, there will be a swimming pool with a total size of 24 m2, which allows refreshment and relaxation in a private green oasis, surrounded by a concrete beach. There will be two parking spaces in front of the villa.

The villa is under construction, it will be ready for occupancy before the summer of 2025.

This villa is marked "VILLA 4"

The villa is sold in the "turnkey" stage, unfurnished, but if someone wants to furnish it, it can be done at an



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additional cost!

We are at your disposal for all other questions!

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