

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11157
<b>Location :</b>	Tinjan
<b>Building size :</b>	85 m2
<b>Lot size :</b>	550 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	21000 m
<b>Distance from airport :</b>	50 km
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

Price : 280.000 €

The house with a total living area of 85 m2 on a plot of 550 m2 is located in a quiet location near Tinjan, 21 km from Poreč. The house is one-story, and consists of an entrance hall, a living room with a kitchen and a dining room, two bedrooms, two bathrooms, a toilet, a storage room and a covered terrace. The yard will be meticulously landscaped, and the center of the exterior part of the villa will be a swimming pool with a sunbathing area. Additional features: electric underfloor heating, air conditioning. Two parking spaces. The house is sold on a turnkey basis. Price: 280,000 euros. The sea and the first beaches are approximately 21 km away. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.