

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11359
<b>Location :</b>	Tinjan
<b>Building size :</b>	180 m <sup>2</sup>
<b>Lot size :</b>	830 m <sup>2</sup>
<b>Distance from center :</b>	16000 m
<b>Distance from sea :</b>	16000 m
<b>Distance from airport :</b>	50 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2017

Price : 625.000 €

In a peaceful Istrian village, known for its traditional Istrian prosciutto, lies this charming and spacious family house with a pool, perfect for a tranquil life in a natural environment, as well as a potential investment. This house, with a total area of 180 m<sup>2</sup>, spans two floors and offers everything needed for comfortable family living. On the ground floor, there is a spacious living room with a fireplace, a kitchen, and a dining room, arranged in an open-space concept, creating a sense of space and connection. From the living room, there is direct access to a covered terrace, ideal for family gatherings and enjoyment by the 32 m<sup>2</sup> pool, with a fully equipped summer kitchen and a 42 m<sup>2</sup> area. On the first floor, there are three bedrooms, out of a total of six, along with a bathroom and an additional WC. These rooms have access to a spacious 24 m<sup>2</sup> terrace, with a beautiful view of nature.

The house is partially built into the ground, giving it a unique visual effect - from the front, it appears as a single-story home, while from the back, its true size is revealed. Heating is provided by the built-in fireplace, while high-capacity air conditioning ensures an ideal temperature year-round. The parking is located in front of the house, providing easy access for you and your guests. What makes this property even more attractive is the proximity to all necessary amenities: schools, kindergartens, clinics, dentists, post offices, restaurants, an adventure park, and a children's park. All are just a few minutes' drive away, making this location perfect for families.

This property is not only the perfect home for family life but also represents an excellent investment. Due to its size, features, and

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attractive location, the house can be used as a rental property, allowing for a quick return on investment. The house offers a beautiful view of the surrounding nature, making it ideal for anyone looking for a peaceful and comfortable place to live, while also offering the opportunity for additional income through rentals.

Don't miss the opportunity to purchase this unique property, offering comfort, a natural environment, and the potential for investment return through rentals. For more information or to arrange a viewing, 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.