

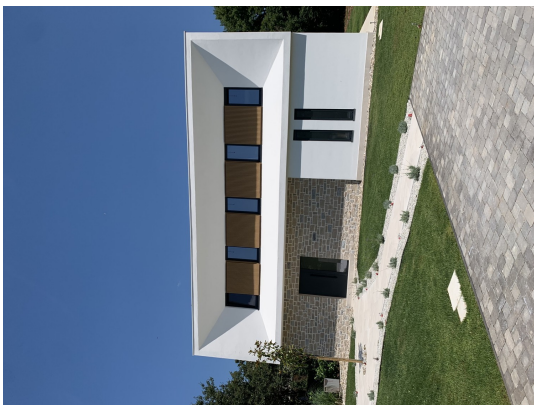
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	09525
<b>Location :</b>	Tinjan
<b>Building size :</b>	220 m <sup>2</sup>
<b>Lot size :</b>	1293 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 1.175.000 €

We are proud to present this beautiful, newly built house with a single residential unit and a private swimming pool, located in the idyllic Istrian village of Brečeviči, in the municipality of Tinjan. This property is ideal for a peaceful family life, as well as for vacation or tourist rental.

On the ground floor, you are welcomed by a covered entrance that leads to a cozy hallway. The spacious living room with a kitchen and dining area opens up from the hallway - the heart of the home, perfect for gatherings and relaxation. This level also includes one bedroom, a bathroom, a separate toilet, and a practical storage room.

The first floor is dedicated to rest and privacy - three comfortable bedrooms, each with its own bathroom. One of the bedrooms has access to a covered terrace, while another opens onto an open terrace, perfect for enjoying morning coffee or relaxing in the evening.

In the beautifully landscaped yard, there is a 47 m<sup>2</sup> outdoor swimming pool, equipped with modern technology for automatic water quality control - offering carefree enjoyment during hot summer days.

The property also includes two private parking spaces (2.5 x 5 m), suitable for everyday use or guest parking.

An added value of this property is the possibility to purchase the adjacent building plot of 1,642 m<sup>2</sup>, located right next to the main parcel. This offers various possibilities - from expanding the current estate to developing a new investment project.

For more information or to schedule a viewing, feel free to contact us via the form on the website or by phone.