

## ISTRA PREKRASNA KAMENA VILLA, Tinjan, House



### Seller Info

Name: Dogma Nekretnine  
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Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	ISTRA PREKRASNA KAMENA VILLA
Property for:	Sale
House type:	in sequence
Property area:	300 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Price:	1,140,000.00 €
Updated:	Apr 15, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Tinjan
City area:	Tinjan
ZIP code:	52444

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	D
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### Description

Description:	<p>The small town of Tinjan, which was once surrounded by ramparts and towers, is today a place with pronounced charm where history, culture and tradition are proudly preserved. Just 20 kilometers from beautiful Poreč, above the green Draga, enjoy the view from the Tinjan lookout while sitting on stone chairs in peace and quiet. In the center of the beautiful and untouched nature of the Istrian peninsula in the vicinity of Tinjan - a place of recognizable events, workshops, exhibitions, there is a beautiful rustic Villa, completely renovated in 2014. Equipped with beautiful furniture that vividly depicts tradition and lifestyle, with a modern flair, it will delight you in every way. This typical Istrian stone house has an area of 300m<sup>2</sup> and is located on a fully fenced 700m<sup>2</sup> large plot with a 32m<sup>2</sup> swimming pool with a sun deck, private parking and a separate air-conditioned house for socializing with a pool table, table tennis, TV and seating. On the ground floor of the villa there is a large kitchen with a dining room and a living room with a</p>
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fireplace, a bedroom with its own bathroom and a guest toilet. On the first floor there are two bedrooms, also with their own bathrooms and access to balconies with seating, from which there is a wonderful view of nature, and in the distance a view of the sea. The villa is fully air-conditioned. Istria offers something for everyone, start from the interior of Istria, which can serve as an idyllic escape from reality with a handful of possibilities for a relaxing vacation. Beautiful coves, beaches, natural beauty, historical heritage, excellent gastronomic offer, will not let you down! A property worthy of attention, waiting for you! It is an excellent investment that guarantees a safe, stable and quick investment return. For any additional information and/or viewing, contact with confidence licensed real estate agents with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS105221

### Additional contact info

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