

## Samostojeća kuća s prostranom okućnicom, Tinjan, Tinjan, House



### Seller Info

Name: Velvet Realestate  
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Service Type: Selling and renting  
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Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Samostojeća kuća s prostranom okućnicom, Tinjan  
Property for: Sale  
House type: detached  
Property area: 166 m<sup>2</sup>  
Lot Size: 1765 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Price: 280,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 2022

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: A

## Parking

Number of parking spaces: 3

## Description

Description: The municipality of Tinjan is located in the central part of central Istria. Tinjan proudly preserves its history and traditions, whether it's about the symbols of this region, dry stone walls and puddles, folklore and architectural heritage, traditions and legends, or about superb gastronomic delicacies such as Istrian prosciutto. In 2006, Tinjan was declared the Municipality of Istrian prosciutto, and the international prosciutto fair is held every year on the third weekend in October. In a quiet neighborhood near Tinjan, there is a detached house for sale with a spacious garden, which consists of a basement, ground floor and first floor. The basement of the building, with an area of 65 m<sup>2</sup>, consists of a boiler room and a tavern with a fireplace, a kitchen, a dining room and a bathroom. The tavern is planned as a space for socializing, but according to the wishes of the future owner, it can be used as an independent residential unit. The ground floor consists of an entrance area, a toilet, a kitchen with a dining room and a living room. An internal staircase leads to the first floor of 33 m<sup>2</sup>, where there are 2 bedrooms, a bathroom and a balcony of 8 m<sup>2</sup>. The ground floor has an area of 43 m<sup>2</sup>, and a spacious covered terrace with an outdoor grill of 24 m<sup>2</sup> extends to the living space. The building's yard is spacious, with an area of 1765 m<sup>2</sup>, and it gives the future owner numerous possibilities - the possibility of building a swimming pool and

accompanying facilities or another residential building, given that it is located completely in the construction zone. The property is located in a quiet neighborhood surrounded by family houses and vacation homes. All facilities are located in the immediate vicinity. The center of Tinjan itself is 4 km away, while the first beaches and the popular tourist destination Poreč are 15 km away. The house is under construction and needs final interior works. This property is ideal for a quiet family life or as an opportunity to return the invested investment through a tourist rental. ID CODE: 574

### Additional contact info

Reference Number: 434087  
Agency ref id: 574