

## ISTRA, TINJAN - Kuća s bazenom, Tinjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                |                                |
|----------------|--------------------------------|
| Title:         | ISTRA, TINJAN - Kuća s bazenom |
| Property for:  | Sale                           |
| House type:    | detached                       |
| Property area: | 200 m <sup>2</sup>             |
| Lot Size:      | 906 m <sup>2</sup>             |
| Bedrooms:      | 5                              |
| Bathrooms:     | 3                              |
| Price:         | 599,000.00 €                   |
| Updated:       | Aug 09, 2024                   |

### Condition

|                  |      |
|------------------|------|
| Last renovation: | 2023 |
|------------------|------|

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | ISTRIA, TINJAN - House with swimming pool The small town was once surrounded by ramparts and towers, today it is a place with a very pronounced |
|--------------|---|

charm, where tradition and history are proudly expressed. Tinjan is located above the eternally green Draga, whose beauty we can enjoy from the Tinjan viewpoint under the old ladons. The municipality of Tinjan covers an area of 53.94 km<sup>2</sup> and there are 8 settlements within the municipality. In a quiet village near Tinjan, a house with a swimming pool is for sale. It is located in a gentle settlement, surrounded by nature, family houses and holiday homes, offering a perfect balance of rural surroundings and proximity to urban amenities. The house is designed as one residential unit that extends over three modern and high-quality decorated and equipped floors; basement, ground floor and high attic. On the ground floor there is an open concept space that unites the living room, dining room and kitchen with access to the porch covered with a pergola, two bedrooms, a bathroom and a guest toilet. The loft consists of an entrance hall, a bedroom, a bathroom and a terrace. The basement of the house is in unfurnished condition and offers the possibility of decorating according to your own preferences, and it is planned to consist of a gym with fitness equipment and a relaxation zone with a sauna, a bathroom and a toilet. There is a swimming pool with a sunbathing area on the fenced and landscaped garden enriched with Mediterranean plants. This property in a quiet neighborhood is an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22859

### Additional contact info

Reference Number: 506779  
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