

Predivna kuća sa okućnicom u srcu Istre, okolica Tinjana, Tinjan, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company: Europartner d.o.o.
Name:
Service Type: Selling
Additional: office@europartner.hr
Email:
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
Address: Mate Vlašića 20
Mobile: +385 98 923 6402
Phone: +385 52 433 268
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Predivna kuća sa okućnicom u srcu Istre, okolica Tinjana
Property for:	Sale
House type:	detached
Property area:	232 m ²
Lot Size:	982 m ²
Bedrooms:	4
Bathrooms:	4
Price:	699,000.00 €
Updated:	Oct 16, 2023

Condition

Newbuild:	yes
Condition:	Kept

Location

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

Permits

Ownership certificate: yes



Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation

Description

Description:

This beautiful house is located in the immediate vicinity of Tinjan, in a smaller town. The house is located in a beautiful, quiet location. It covers 232 m² with a garden of 982 m². The house is in the completion phase. It is designed to provide total comfort. The walls are in white shades, while the furniture is very modern in pastel tones, and in this way a pleasant and warm atmosphere was achieved. The owner wanted to add elements of nature such as moss and birch trees to the environment so that the house exudes life. In the basement of the house there is a sauna with a bathroom and a fitness room, as well as equipment for the pool and a boiler with a large storage room for deck chairs. On the upper ground floor there are two bedrooms with their own bathrooms, a bathroom and a living room with a kitchen and dining room in an open space version. In the dining room there are stairs that lead to the first floor where there is a library, a large bedroom with a bathroom and a laundry room. The room has a large balcony wall with access to the terrace. The terrace offers a view of the swimming pool and a beautiful olive grove. Next to the 30 m² swimming pool, there is a sunbathing area, from which there is a barbecue and a seating area, ideal for outdoor meals. The house has an extremely high-quality facade. The carpentry is PVC coated on the outside in aluminum and three-layer glass with seven chambers and electric blinds. Due to the quality of the facades, air conditioners are provided for heating and cooling. Since the yard is spacious enough, it will be nicely decorated with private parking. Given that the garden is not yet fully completed at this stage of the house, the number of parking spaces can be decided. If you are looking for a house that can provide you with perfect comfort, a peaceful environment, this house could be your choice. Today, Tinjan is an area that proudly preserves its history and traditions, whether it is about the symbols of this region - dry stone walls and puddles, kosiri and rankun, folklore and cultural heritage, traditions and legends,

or about superb gastronomic delicacies, such as Istrian prosciutto. Today, the tradition of producing top-quality prosciutto in Tinjan is preserved by several registered prosciutto producers, and in 2006 Tinjan declared itself the Municipality of Istrian Prosciutto. Another significant tradition of this region is blacksmithing, and tinjan blacksmiths are widely known, so on the feast of Šimunj in Tinjan, an exhibition of blacksmiths and other blacksmith products by blacksmiths from all over Istria is traditionally held. Custom ID: D-116 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 528382
Agency ref id: D-116
Contact phone: +385 (91) 268-2467