

## ISTRA, TINJAN - Otmjena, prostrana vila, Tinjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 - Otmjena, prostrana vila
Property for:	Sale
House type:	detached
Property area:	420 m <sup>2</sup>
Lot Size:	2000 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	6
Price:	1.00 €
Updated:	Nov 17, 2024

### Condition

Last renovation:	2021
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### 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
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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, TINJAN - Elegant, spacious villa Tinjan, a small town bathed in the sun and located on a hill in central Istria, twenty kilometers from Poreč, is known as an
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attractive rural tourist destination. A charming town once surrounded by ramparts and towers, it is surrounded by untouched nature with a view of the eternal greenery of the former bed of the Pazinčica river; Dear Tinjanska. Tinjan is a place where the past and the present are skilfully interwoven, where every street tells its own story and where tradition and history are proudly expressed, whether it is the symbols of this region, dry stone walls and puddles, kosir and rankun, folklore and architectural heritage, traditions and legends or about top gastronomic delicacies such as Istrian prosciutto. There are 8 settlements in the municipality of Tinjan, and in one of these settlements, surrounded by nature, yet close enough to all the amenities that are necessary for a year-round stay, an elegant, spacious villa is for sale. Modern design accompanies the entire interior and exterior. With its size and opulence, this villa is truly the epitome of ultimate elegance and luxury. The modern interior and straight lines are accompanied by quality and luxurious materials, devices and facilities that create an elegant and sophisticated atmosphere. The sunlight is a great contrast to the minimalist design, thus creating a pleasant ambiance to the generously decorated living space that offers all imaginable comforts. The villa with an impressive living space elegantly extends through the basement, ground floor and first floor. The basement consists of a spacious tavern with access to a spacious covered terrace, a wellness area with a sauna, a bathroom and a laundry room. The ground floor of the open floor plan combines the dining room, living room and kitchen with access to the covered terrace. The rest of the ground floor is filled with two bedrooms with their own bathrooms, a storage room and a toilet. Upstairs there are three bedrooms with their own bathrooms. The yard is horticulturally decorated with traditional plants and lawn without the need for exaggeration. It is dominated by a heated swimming pool with hydromassage area of 96 m<sup>2</sup> with a sun deck. The yard is completed by a fitness area and a lounge area. Luxury is imbued to the last detail of the property, which has been meticulously designed, decorated and furnished, and is being sold as such. The quality of construction, materials and equipment make this property ideal for a peaceful family life, but also a successful tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 16901

## Additional contact info

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