

## ISTRA, TINJAN - Komforna kuća s bazenom, Tinjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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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 - Komforna kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	720 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	645,000.00 €
Updated:	Jul 15, 2024

### Condition

Built:	2015
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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

Number of parking spaces:	3
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### Description

Description:	ISTRIA, TINJAN - Comfortable house with a swimming pool The town, once surrounded by ramparts and towers, is today a place with a very pronounced
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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. Not far from the town of Tinjan, a comfortable 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. In addition to the location that provides complete comfort, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of housing. A house with a timeless design, partially covered with stone, reveals all the beauty of simple architecture. It was conceived as one residential unit that extends over three tastefully decorated and quality equipped floors that exude elegance. There is a gym in the basement. The ground floor consists of a living room with a dining room and access to a covered terrace, a kitchen, a guest toilet and a bedroom with its own bathroom. The first floor consists of a storage room and three bedrooms with private bathrooms and exits to covered terraces. The yard is landscaped and horticulturally decorated, and the elegantly integrated 26 m<sup>2</sup> swimming pool with sun deck provides complete harmony. The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business. 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: 28441

### Additional contact info

Reference Number: 574968  
Agency ref id: 28441