

## ISTRA, TINJAN - Šarmantna kuća na prostranom imanju, 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 - Šarmantna kuća na prostranom imanju
Property for:	Sale
House type:	detached
Property area:	280 m <sup>2</sup>
Lot Size:	11500 m <sup>2</sup>
Bedrooms:	9
Bathrooms:	5
Price:	726,000.00 €
Updated:	Jun 14, 2024

### Condition

Built:	2017
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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:	A
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking	4

spaces:

## Description

Description:

Gradić, once surrounded by ramparts and towers, today is a place with a very pronounced charm, where tradition and history are proudly expressed. It is located above the evergreen Draga, whose beauty we can enjoy from the Tinjan lookout under the old palms. 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 8 km away from Tinjan is this charming house on a spacious property of 11500m<sup>2</sup>. The house of 280m<sup>2</sup> has two residential units and is decorated with quality furniture. The interiors are bright and modern. One unit consists of a spacious living room, dining room and open kitchen with direct access to a covered terrace of 20m<sup>2</sup> and a pool of 50m<sup>2</sup>. On the ground floor there is one double bedroom and a separate bathroom. On the first floor there are two comfortable and spacious bedrooms, each with its own bathroom and exit to the terrace. The second unit is an apartment consisting of a kitchen with dining area and living room, a bedroom and a bathroom. In addition, on the property there is another building within which we have another two bedroom apartment and garage, swimming pool with sun deck, barbecue and children's playground. Ideal place for relaxation and family life. ID CODE: 11670

## Additional contact info

Reference Number: 577579

Agency ref id: 11670