

## ISTRA, TINJAN - Istarska rustikalna kuća, 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 - Istarska rustikalna kuća |
| Property for:     | Sale                                     |
| House type:       | semi-detached                            |
| Property area:    | 300 m <sup>2</sup>                       |
| Lot Size:         | 700 m <sup>2</sup>                       |
| Number of Floors: | 1  |
| Bedrooms:         | 10                                       |
| Bathrooms:        | 2  |
| Price:            | 930,000.00 €                             |
| Updated:          | Jul 02, 2024                             |

### Condition

|                  |      |
|------------------|------|
| Last renovation: | 2014 |
|------------------|------|

### Location

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



### Permits

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

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 3 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | ISTRIA, TINJAN - Istrian rustic house Today, Tinjan is an area that proudly preserves its history and traditions, whether it is the symbols of this region, dry stone walls and puddles, kosiri and rankun, folklore and architectural heritage, traditions and legends, or top gastronomic delicacies such as Istrian prosciutto. In the municipality of Tinjan, more than 70,000 overnight stays are realized annually. The municipality of Tinjan has invested its strength and resources in the |
|--------------|---|

development of rural tourism as an important branch of the economy that encourages positive demographic trends. With this aim, the development of selective forms of tourism was promoted. For sale is a typical Istrian stone house with a living area of 300 m<sup>2</sup> on a fully landscaped and fenced garden of 700 m<sup>2</sup>, where there is also a swimming pool of 32 m<sup>2</sup> with a sun deck. The house has private parking and a separate air-conditioned house for gatherings with a pool table, table tennis, TV and sofa. On the ground floor of the villa there is a large kitchen with an adjacent dining room and a living room with a fireplace. Here you will also find a nice bedroom equipped with a double bed, a private shower and a separate toilet. On the first floor there are two bedrooms, also with their own bathrooms and access to balconies with seating, from which there is a beautiful view of nature, and in the distance a view of the sea. The villa is fully air-conditioned. An ideal investment property for the purpose of an established tourist rental or a family home. 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: 29340

### Additional contact info

Reference Number: 589039  
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