

## ISTRA, TINJAN - Samostojeća prizemnica na odličnoj lokaciji, 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  
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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:	ISTRJA, TINJAN - Samostojeća prizemnica na odličnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	1084 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	2
Price:	680,000.00 €
Updated:	Aug 28, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	5
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### Description

Description:	ISTRIA, TINJAN - Detached house in a great location The municipality of Tinjan is located in the central part of central Istria. Tinjan proudly preserves its history and traditions, whether it's about the symbols of this region, dry stone walls and puddles, kosiri and rankun, folklore and architectural heritage, traditions and
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legends, or about top gastronomic delicacies like Istrian prosciutto. In 2006, Tinjan was declared the Municipality of Istrian prosciutto, and the international prosciutto fair is held every year on the third weekend in October. Detached one-story house for sale, located on a plot of 1084 m<sup>2</sup>. Located in a very neat and interesting place Tinjan, 20 km from Poreč and 12 km from Pazin. Considering that the building is under construction, the final details can be adapted to the needs and wishes of the customer. The location of the house is very good, considering that on the one hand it is next to the forest and beautiful nature, and on the other hand very close to the town center, in the immediate vicinity of the post office, shops, cafes, restaurants, schools, kindergartens, pharmacies, bus stops. The house has a total area of 221 m<sup>2</sup>, of which the residential part on the ground floor occupies 182 m<sup>2</sup>, while in the basement there are planned a tavern with an area of 27 m<sup>2</sup> and a tavern with an area of 12 m<sup>2</sup>. The house has access from two sides. The garden has two large green areas and parking spaces for several cars. Underfloor heating and air conditioning are provided for heating and cooling, and there is the possibility of heating with solid fuels. The advantage of this house is that it is located in a built-up, quiet and very tidy part of the village. The price refers to the finished property without pool and furniture. According to the wishes of the customer, it is possible to build a swimming pool. The pictures show two versions of the finished building - with a pool (yellow facade) and without a pool (red facade). 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: 30836

### Additional contact info

Reference Number: 613274  
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