

## Kuća u Tinjanu, Istra, na prodaju, Tinjan, House



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.

Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Kuća u Tinjanu, Istra, na prodaju  
Property for: Sale  
Property area: 221 m<sup>2</sup>  
Lot Size: 903 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 3  
Price: 298,000.00 €  
Updated: Jul 15, 2024

### Condition

Built: 2025

### 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

Infrastructure: Sewage, Electricity



### Heating

Heating type: air-conditioner

### Description

Description: House in Tinjan for sale The possibility of buying in the raw bau phase or as a finished house On a plot of land of 1084 m<sup>2</sup>, there is already under the roof a single-storey house with an area of 180 m<sup>2</sup> with a tavern below it with an area of

41 m2. According to the current project, the house consists of a kitchen, a living room, a dining room, one bedroom with a bathroom and a wardrobe, two bedrooms that share a bathroom, and another bedroom and a toilet (four bedrooms in total). There is another small kitchen and bathroom in the tavern. On the large terrace, you have a summer kitchen and a fireplace, and the swimming pool, which is visible in the conceptual solution, will not be built if you do not want it. At this stage, it is possible to influence the works and adapt this house even more to your needs, and it is sold at a price of EUR 380,000, while the price will be EUR 660,000 when all the works are completed. The ownership is neat 1/1 and there are no encumbrances. It is located in a quiet part of the town of Tinjan, close to schools, restaurants, shops and other amenities necessary for life. It is 13 km from the town of Pazin, 19 km from the sea and 50 km from the airport. Tinjan is a small town with a rich history that still preserves its history and traditions, and declared itself the Municipality of Istrian Prosciutto, for which it is known today, as well as the "European Drywall" project. If you want a modern house in a traditional and peaceful environment, this is the right house for you.

### Additional contact info

Reference Number: 614735  
Agency ref id: 557  
Contact phone: +385 91 178 0844