

## ISTRA, TINJAN - NOVO! Renovirana istarska kuća s bazenom, 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 - NOVO! Renovirana istarska kuća s bazenom
Property for:	Sale
House type:	semi-detached
Property area:	76 m <sup>2</sup>
Lot Size:	220 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	2
Price:	275,000.00 €
Updated:	Oct 28, 2024

### Condition

Last renovation:	2024
------------------	------

### Location

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

### Permits

Location permit:	yes
------------------	-----

### Additional information

Energy efficiency:	A+
--------------------	----



### Parking

Number of parking spaces:	2
---------------------------	---

### Description

Description:	ISTRIA, TINJAN - NEW - Renovated Istrian house with swimming pool -
--------------	---

**OPPORTUNITY** We offer for sale a beautiful old Istrian house that has recently been completely renovated. Located in the quiet and gentle surroundings of Tinjan, this house represents a perfect combination of traditional architecture and modern comfort. The house is spread over two separate units, allowing flexibility and privacy for future owners or guests. This arrangement is ideal for tourist purposes, as it allows renting one large or two smaller families. The total accommodation capacity is for 8 people (6+2). The first, larger unit has an area of 51 square meters and consists of:

- An open space that includes a modern kitchen and a spacious living room, and a bathroom on the ground floor
- Two comfortable bedrooms on the first floor

The second, smaller unit offers:

- A closed summer kitchen and bathroom on the ground floor
- Spacious bedroom on the first floor

An additional benefit of this property is the newly renovated swimming pool of 20 square meters, perfect for relaxing and enjoying the warm summer days. This house represents a unique opportunity for investment in tourism or as a family retreat away from the hustle and bustle of the city. With its charm, practicality and modern facilities, it will surely satisfy all your needs. Do not miss the opportunity to become the owner of this gem in the heart of Istria! For additional information and to arrange a viewing, feel free to contact us. 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: 30873

### Additional contact info

Reference Number: 617603  
Agency ref id: 30873  
Contact phone: +385 91 54 833 54