

## Istra, Tinjan, prodaja dvojne kuće s bazenom, Tinjan, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Tinjan, prodaja dvojne kuće s bazenom
Property for:	Sale
House type:	semi-detached
Property area:	85 m <sup>2</sup>
Lot Size:	550 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	280,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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## Description

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Kaiser Immobilien is selling a beautiful semi-detached house with a swimming pool in the small Istrian town of Tinjan. The small town of Tinjan is located on the western part of the Istrian peninsula, only 20 km from Poreč. One of the significant traditions of this region is certainly blacksmithing, in whose honor a fair is traditionally held. Tinjan is known for the Istrian prosciutto fair, which is held every year in that place, where producers from all over the country gather, and is very popular among local residents and tourists. The mythical landscapes, medieval towns of central Istria, untouched landscape and rich heritage seem almost unreal. Right in one of the wonderful villages near Tinjan, there is this one-story house with a swimming pool under construction. This beautiful one-story house with a usable area of 85 m<sup>2</sup> is located on a plot of 550 m<sup>2</sup>. The house consists of an entrance hall that leads to the kitchen with dining room and living room, from which there is an exit to the covered terrace (42,40) and the swimming pool (24m<sup>2</sup>) with a sunbathing area. The interior space consists of two more bedrooms, each with an area of 12.50 m<sup>2</sup> with its own bathroom, as well as storage space and an auxiliary toilet. Heating and cooling in the house will be arranged through electric underfloor heating and air conditioners will be installed. The carpentry is PVC in anthracite color with three-layer glass, mosquito nets, and electric blinds. An excellent opportunity for an investment in the form of a tourist rental, but also for those who are looking for a warm home. The planned completion of the works is expected at the beginning of summer in 2024. The price is formed for turnkey with sanitary ware and ceramics without furniture. There is a possibility of installing pool heating and various modifications depending on the stage of the house. Distance from the house: Pula Airport - 45 km Ljubljana - 166 km Munich - 566 km Vienna/Vienna - 590 km Prague - 816 km The price of this beautiful house is EUR 280,000. For additional information and viewing, contact your agent by email: [dean.cvitko@kaiser-immobilien.hr](mailto:dean.cvitko@kaiser-immobilien.hr) or phone number: 00385 91 5284449 Agency commission is 3% plus VAT ID CODE: 114-120

## Additional contact info

Reference Number: 648176  
Agency ref id: 114-120