

## Rustikalno imanje u srcu Istre, Tinjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Rustikalno imanje u srcu Istre
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	1400 m <sup>2</sup>
Bedrooms:	18
Bathrooms:	9
Price:	1,600,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2008
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	5
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### Description

Description:	Tinjan is a municipality in central Istria. It is located only 7 km from Pazin, a city with a rich history and many facilities. It is only 20 km away from the sea coast and the beautiful beaches of Porec. In the heart of fairytale Istria, this rustic property was found in a real home style. It is a property with a total area of 1,400 m <sup>2</sup> completely fenced with dry stone walls and landscaped greenery. Five separate units have found their place here, each separate and completely independent of the others. The facilities consist of one smaller apartment (40 m <sup>2</sup> ), two houses of 70
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m2 and two houses of 90 m2. On the ground floor of one building there is a tavern for socializing with a built-in fireplace, while on the first floor there is an apartment of 40 m2. The apartment consists of a kitchen with dining area and living room, one bedroom and a bathroom. The apartment has access to two covered terraces. A little further we approach a semi-detached house with two two-storey apartments, each of which has 70 m2. The apartments are identical in layout and consist of a ground floor with a kitchen with dining area, living room with fireplace and bathroom. Upstairs we access the internal staircase and there are two bedrooms, one bathroom and exit to the terrace (12 m2). The long part of the building is also divided into two duplex apartments consisting of a ground floor with a kitchen with dining area, living room with fireplace and bathroom. Upstairs we access the internal staircase and there are two bedrooms, one bathroom and exit to the terrace (12 m2). The property also has a 32 m2 swimming pool with a paved sunbathing area, a large terrace and a barbecue with benches and tables for socializing. All buildings were built in 2008, in the construction care was taken to use materials to maintain the true Istrian flair that adorns the surrounding buildings. In all buildings there is first class Italian furniture of rustic style, first class ceramics and Istrian stone are used in the cladding, the rooms have natural laminate, air conditioners are in each of the buildings, in each unit there are stone fireplaces to get the right atmosphere and possibility of staying all year round. For many years, the property has recorded enviable results in tourism precisely because of its special charm and the location itself, which is quiet and gives the best impression of a place where you can relax and enjoy the beautiful nature. The whole complex is more than interesting to invest in tourist purposes because of the many opportunities it offers. Due to the rarity of such real estate on the market, this property is more than a good opportunity to invest and start a business in tourism. Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) ID CODE: 66693

## Additional contact info

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