

## Inpresivna vila u srcu Istre., Tinjan, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Inpresivna vila u srcu Istre.
Property for:	Sale
House type:	detached
Property area:	291.9 m <sup>2</sup>
Lot Size:	1772.0 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	3
Price:	0.0 €
Updated:	Nov 07, 2024

### Condition

Condition:	Newly adapted
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### Location

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

## Permits

Building permit: yes

## Additional information

Infrastructure: Water, Air conditioner



## Parking

Number of parking spaces: 4

## Description

Description: For all lovers of beautiful Istria and its interior where the scent of lavender and Mediterranean plants spreads, adorned with olive groves and vineyards, we offer for sale a very elegant stone villa, located in a small village. This impressive villa was built on a plot of 1772 m<sup>2</sup>, surrounded by stone a wall with wrought-iron entrance gates offers its owners absolute privacy in relation to neighboring houses and passers-by. The villa is built in the Istrian style of construction dominated by natural materials such as Istrian stone, wooden beams that decorate the high ceilings of the villa, wooden shutters on the windows and terracotta on the floors of the villa. The gross living area of the villa of 291.90 m<sup>2</sup> extends over two floors: ground floor and first floor. The spacious ground floor consists of a hallway, comfortable bedroom with bathroom, storage room, guest toilet and boiler room, while in the second part of the ground floor in the open space there is a nice living room with fireplace, spacious kitchen and dining room, the whole ground floor offers access to an outdoor covered terrace. and pool. An internal staircase leads to the first floor where there are two bedrooms with bathrooms and access to a large covered balcony with an open view of the natural environment, courtyard and pool. This beautiful stone villa is surrounded by a landscaped garden with a swimming pool with sun deck, Barbecue with an outdoor fireplace landscaped lawns decorated with various Mediterranean plants.

## Additional contact info

Reference Number: 680470  
Agency ref id: 0345

Contact phone: +385 (98) 923-6402