

## ISTRA - TINJAN - VILLA ISTARSKOG ŠARMA - PRILIKA!, Poreč, House



### Seller Info

Name: Rina nekretnine  
First Name: Rina  
Last Name: nekretnine  
Company Name: Rina Nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.rina-nekretnine.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Lanište 1  
Mobile: 00385 91 2848 310  
Phone: 00385 1 638 2643  
About us: Rina Nekretnine d.o.o.  
obiteljska firma koji je  
poslovanje nekretninama  
započela 2012, kao Rina obrt.

Stalna želja za stručnim i profesionalnim napredovanjem od samih početaka bila je motiv za usavršavanjem znanja i vještina svih naših djelatnika redovitim educiranjem u poslovanju nekretninama, a što sve pratimo izrazito jakim marketingom.

Svim našim klijentima pristupamo s puno empatije, stručno, profesionalno i nadasve detaljno, što je rezultiralo xxx uspješno realiziranih kupoprodaja te smo uspješno stvorili prepoznatljivo ime u svijetu nekretnina Rina Nekretnine.

Naziv: Rina Nekretnine d.o.o.  
za usluge  
Skrraćeno: Rina Nekretnie

Sjedište: Lanište 1 j, Zagreb,  
uredi poslovanja: Lanište 1 i,  
Zagreb i 8.Mart br. 5, Poreč  
OIB: 49079315133

Reg No.: 93/2023

## Listing details

### Common

Title:	ISTRA - TINJAN - VILLA ISTARSKOG ŠARMA - PRILIKA!
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	1112 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	950,000.00 €
Updated:	Nov 22, 2024

### Condition

Built: 2021

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: In preparation

### Heating

Central heating: yes



## Parking

Number of parking spaces: 7

## Description

Description:

Luxury stone villa for sale in the heart of Istria – TINJAN On a spacious plot of 1112 m<sup>2</sup>, there is a beautiful Istrian villa of 250 m<sup>2</sup>, which exudes authentic charm and supreme comfort. Key features: • Swimming pool: 37 m<sup>2</sup>, perfect for relaxation and enjoyment. • Bedrooms: Three spacious bedrooms, each with its own bathroom. • Bathrooms: Two additional toilets, including an outdoor toilet and outdoor shower. • Heating: Underfloor heating throughout the villa, and air conditioning in every room, fireplace. Luxurious interior and exterior: • Exterior: At first glance, the villa exudes Istrian charm, thanks to natural materials and a carefully designed exterior. • Warm interior: Natural stone walls and a large fireplace create an authentic ambiance. Elegant furniture and carefully selected details contribute to the luxurious impression. • Living room: Spacious, with comfortable sofas and striking wooden furniture, ideal for relaxing and socializing, fireplace. • Green garden: Rich in indigenous plants, equipped with a modern irrigation system. • Sundeck: Relaxing area by the pool. • Private parking available on the property. Perfect location and purpose: This villa offers peace and privacy, ideal for family gatherings or a vacation away from the hustle and bustle of the city. In addition, the villa has an extremely successful rental potential – since 2021 it has achieved excellent occupancy, including the autumn months, which makes it an excellent investment opportunity. Price: 950,000 EUR RINA +385 99 640 1751 Do not miss the opportunity to become the owner of this unique property in the heart of Istria! For additional information and to arrange a viewing, contact us immediately. ID CODE: 1937

## Additional contact info

Reference Number: 684085  
Agency ref id: 1937  
Contact phone: +385 99 640 1751