

EURO PARTNER

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Code :	00397
Location :	Tinjan
Building area :	159 m2
Land area :	943 m2
Number of bedrooms :	4
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	5 km
Distance from the sea :	20 km

Price : 540.000 €

BUILDING

Number of rooms :	5
Number of floors :	2
Energy class :	in preparation
Year of construction :	2017
Condition :	Well maintained

AREAS & SPACES

Storage room :	Yes
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AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	4
Private pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

On the edge of a small Istrian settlement, near Tinjan, sits this beautiful detached house with a pool, surrounded by greenery, forest, and new, elegant Istrian villas. This combination of nature and modern surroundings gives it a special sense of peace, privacy, and relaxation – the true experience of Istria's interior, far from tourist crowds, yet close enough to all necessary amenities.

The house was built in 2017 and is situated on a spacious plot of 943 m²,

in a location that offers plenty of shade, greenery, and privacy. With its 159 m² of usable space, the house is very functionally organized and its layout makes it suitable for both comfortable family living and tourist rental.

On the ground floor, there is an entrance hallway leading to a large and bright living area combined with the kitchen and dining room. The warmth of the space is enhanced by a fireplace, creating a cozy atmosphere during the colder months. This floor also features two bedrooms, each with its own bathroom, an additional toilet, and a storage room.

Large glass surfaces connect the interior with the outdoor space and lead to a covered and open terrace, designed for enjoying long summer days, socializing, and relaxing with a view of the well-maintained garden. There is also a barbecue area, and a few steps away is the pool with a sunbathing area – the perfect place for refreshment and carefree moments in complete privacy.

Internal stairs lead to the first floor where there are two more bedrooms. One of them has its own bathroom and access to a private balcony, providing an extra dose of comfort and intimacy.

The house is surrounded by a beautifully landscaped yard, lawn, and greenery, and the 22 m² pool with a sunbathing area is naturally integrated into the outdoor space. At the back, there is also a practical garden shed, while the spacious parking area in front of the house allows for several cars.

Heating is provided by air conditioning and the fireplace, while underfloor heating is used in the bathrooms. The exterior carpentry is wooden.

What particularly distinguishes this property is not just its layout and yard, but the location that provides a feeling of living in nature. The forest right next to the house, greenery, peace, and privacy create an atmosphere where everyday hustle and bustle is easily forgotten. At the same time, the proximity to Tinjan and other Istrian towns allows for easy access to shops, restaurants, and other amenities.

This is a house for those seeking peace, nature, and privacy, as well as a property that has excellent potential for tourist rental. Kringa and its surroundings offer exactly what many choose the interior of Istria for – authentic landscapes, quiet villages, forests, the Istrian way of life, and closeness to the most beautiful destinations on the peninsula.

A place where one does not just come to live, but to slow down, breathe, and enjoy Istria.