



**Istria, Tinjan, a beautiful stone villa
 with a swimming pool on a large
 landscaped garden**

Croatia, Istria

Price:	€ 880 000
Object type	House
Market	New building
Year built	2016
Bedrooms	3
Number of rooms	3
Land area	1086 m2
Area	216 m2
Category	For sale



In the municipality of Tinjan, not far from Poreč, a luxurious stone villa is for sale. The villa has a floor plan area of 216 m2 and a heated swimming pool of 62 m2 and is located on a landscaped garden with a total area of 1364 m2. On the ground floor there is a small guest toilet, a storage room, a large open kitchen with a living room from which there is access to the sundeck with a swimming pool, while the kitchen area leads to a covered terrace with a summer kitchen, next to which there is an additional object with a bedroom and a private bathroom. On the first level, two bedrooms with private bathrooms and separate exits to the covered terrace are located. The covered terrace is connected to the pool by an additional exterior stairway. The villa includes five air conditioning units, a top-notch alarm system, underfloor heating outside of the bedrooms, and a fireplace in the living area for added atmosphere. Italian ceramics of the highest calibre, oak flooring, larch woodwork, forged fencing, hand-made furnishings, and a contemporary kitchen all add to the appeal of this immaculately kept residence.

Exceptional comfort, privacy, and ample space for diverse activities are provided by the completely fenced-in and landscaped yard with a remote-controlled entrance fence. This property is presented as a good long-term investment for the purpose of tourist rental or for your own holiday thanks to the tranquil location surrounded by nature, the quality of construction and materials used, and the cultural and historical elements in the surrounding neighbourhood. The cities of Rovinj and Pore with their well-kept beaches are around 20 km distant, as is the stunning Lim channel, Istria's largest and most picturesque bay, which is also a well-known destination for seafood food aficionados.

For any additional questions, we are at your disposal.

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