

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	11064
<b>Location :</b>	Tinjan
<b>Building size :</b>	102 m2
<b>Lot size :</b>	567 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	a

Price : 420.000 €

This beautiful single-storey house, newly built, is for sale. It is located on the edge of a picturesque village in the heart of Istria, just a few minutes' drive from Sv. Lovreč and the popular Poreč,

fully decorated, modernly equipped and offers the perfect blend of Mediterranean charm, comfort and privacy.

House area: 102

Plot area: 567 m<sup>2</sup>

Pool: 27 m<sup>2</sup> + 48 m<sup>2</sup> sunbathing area

3 bedrooms with three double beds and wardrobes

2 bathrooms (shower and double sink) + additional toilet and laundry room

Energy class A

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Comfort and style for the whole year

This house is ideal for both summer vacation and year-round living.

Comfortably cooled by air conditioning in every room during the summer, while quality insulation and equipment allow for a pleasant stay in winter as well.

It is fully furnished with top-quality modern furniture and appliances and carefully designed so that every corner provides a feeling of home and relaxation.

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An outdoor oasis - terrace, summer kitchen and view of the surrounding greenery

The spacious covered terrace is a true summer dining and living room in the open air.

It contains:

- Summer kitchen with barbecue, fridge, sink and practical work surfaces
- Dining table in natural shade until 5 pm, perfect for long gatherings with family and friends

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- View of the olive grove without the possibility of construction, which guarantees lasting peace and privacy
  - There are six sun loungers and a shower by the pool
- The environment is carefully landscaped - lavender, palm trees, laurel, cherry trees, various Mediterranean plants - all watered by an automatic system.
- In the evening, ambient lighting creates a special atmosphere, especially around the pool with its top-quality sun loungers.
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Location that offers the best of Istria

- Grocery store: 4 min drive
  - Shopping malls: 15 min (Pazin and Poreč)
  - Beaches: short drive to the sea and coastal promenade
  - Close to the best Istrian taverns, wineries and family farms
  - Adrenaline park, cycling and hiking trails
  - On the olive oil route
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A property that offers more than just a home - it offers a way of life

This property is perfect for anyone looking for peace and nature. An ideal investment whether you want your own private holiday paradise, a rental home with a high market value, or a permanent home in one of the most beautiful regions of Europe.