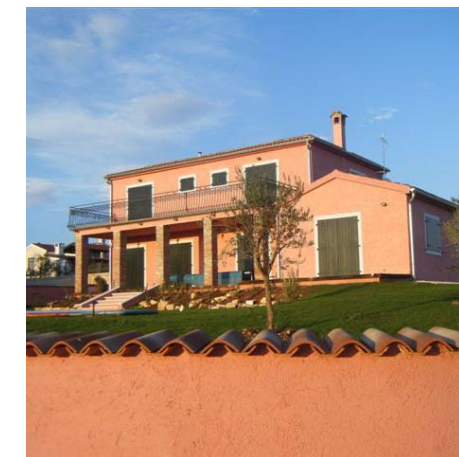




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VILLAS PINEZIĆI  
ISTRA  
CROATIA

■ Pinezići is a small village with some twenty houses where people still live a quiet and peaceful life in harmony with nature and its rhythm. Pinezići is located in the municipality of Tinjan, in the vicinity of Mirardinac Sv. Lovreč, a town with a shop, cafe, florist, church. The nearest shop and primary health care centre (doctor) are in a nearby village only 2 km away. The place is surrounded with bicycle paths, which are ideal for motorcycle drives and with long pedestrians walks. The nearest beaches are at some distance: Vrsar (golf course construction has started) - 5 km away, Rovinj and Poreč - 15 km. The airport in Pula is 40 km and the airport in Trieste (Italy) only 85 km away, there are 240 km to Zagreb. For gourmets - each place has a Konoba with genuine Istrian food and delicacies - truffles, prosciutto, wine, olive oil. In the vicinity of the Wine route and the Olive oil route.

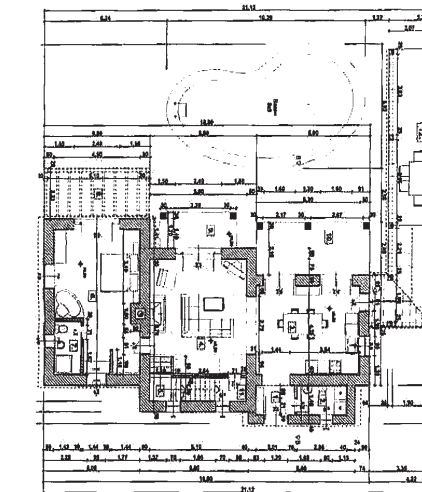
■ 5 attractive villas overlooking the sea are located on the outskirts of Pinezići. Each villa is situated on an estate of approx. 1100m<sup>2</sup> and has its own pool. The villas are built in a native Istrian style but meet the highest modern housing standards. Each house has a total floor surface area of 270m<sup>2</sup>.

■ The ground floor opens to a spacious living room containing a kitchen and a closed fireplace. The living room leads on into the apartment - with double bedroom and a large bathroom. The canopied veranda stretches along the whole side of the house and is overlooking the garden with the pool, sun deck, shower. The first floor contains two double bedrooms and two bathrooms. Both rooms lead on to the spacious terrace with the sea view - direction Vrsar - Rovinj. The summer kitchen is covered and has a built-in barbecue. The house is fully equipped with air conditioning, intercom, floor heating. The estate has parking space for three vehicles.

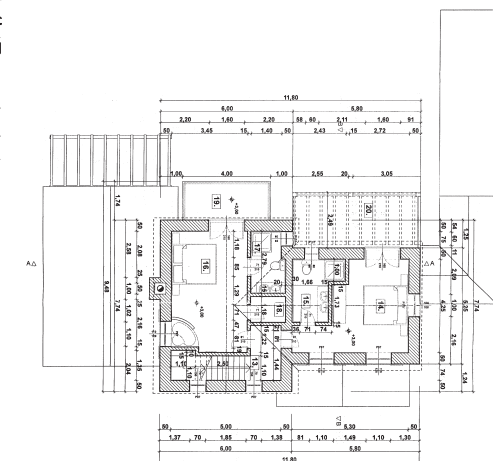
The construction of the golf course „Stancija Grande” in the vicinity of Vrsar with Championship Golf Course with 27 holes signed by the world famous player and designer Jose Maria Olazabal is going to start in 2010. The Investor is Maistra d.d.



VILA PINEZIĆI d.o.o., ZAGREB; LIPOVEČKA 1  
Goran Bašić, dipl.ing.arh  
09/2009  
270,00 m<sup>2</sup>



ground floor



first floor