



Villa Orlaya  
PRICE ON REQUEST



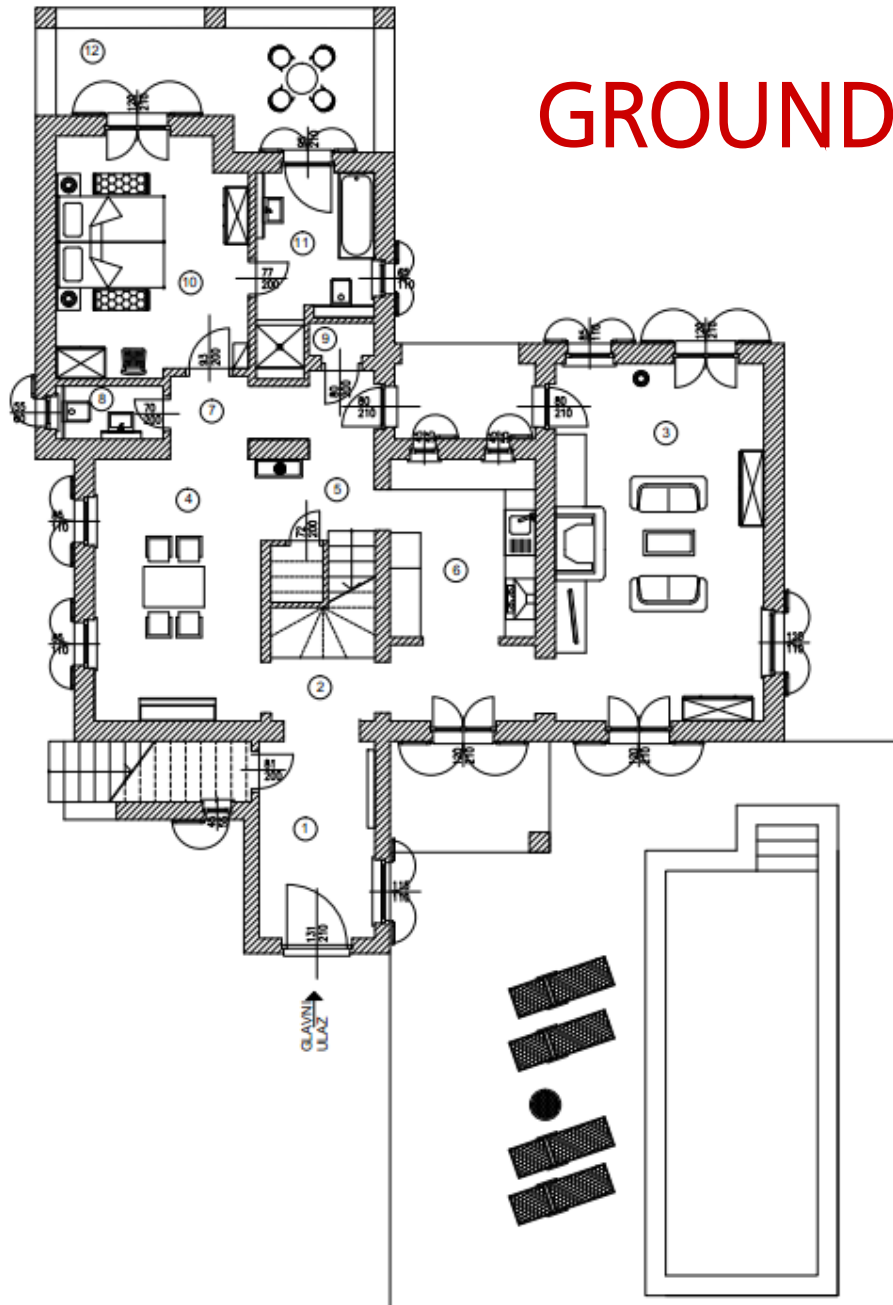
# LOCATION N 45.16463° E 013.80061°



Settlement Ribari is located in the municipality of Tinjan, about 20 km east of the Adriatic coast. Municipality of Tinjan is known for the ancient stone walls and Kažuni (stone shelters) which are symbols of the region. Tinjan is also known for its excellent culinary delights such as Istrian prosciutto. Tradition of producing this ham in Tinjan nowadays hold several registered ham producers. In 2006. Tinjan declared it self as a Municipality of Istrian prosciutto.



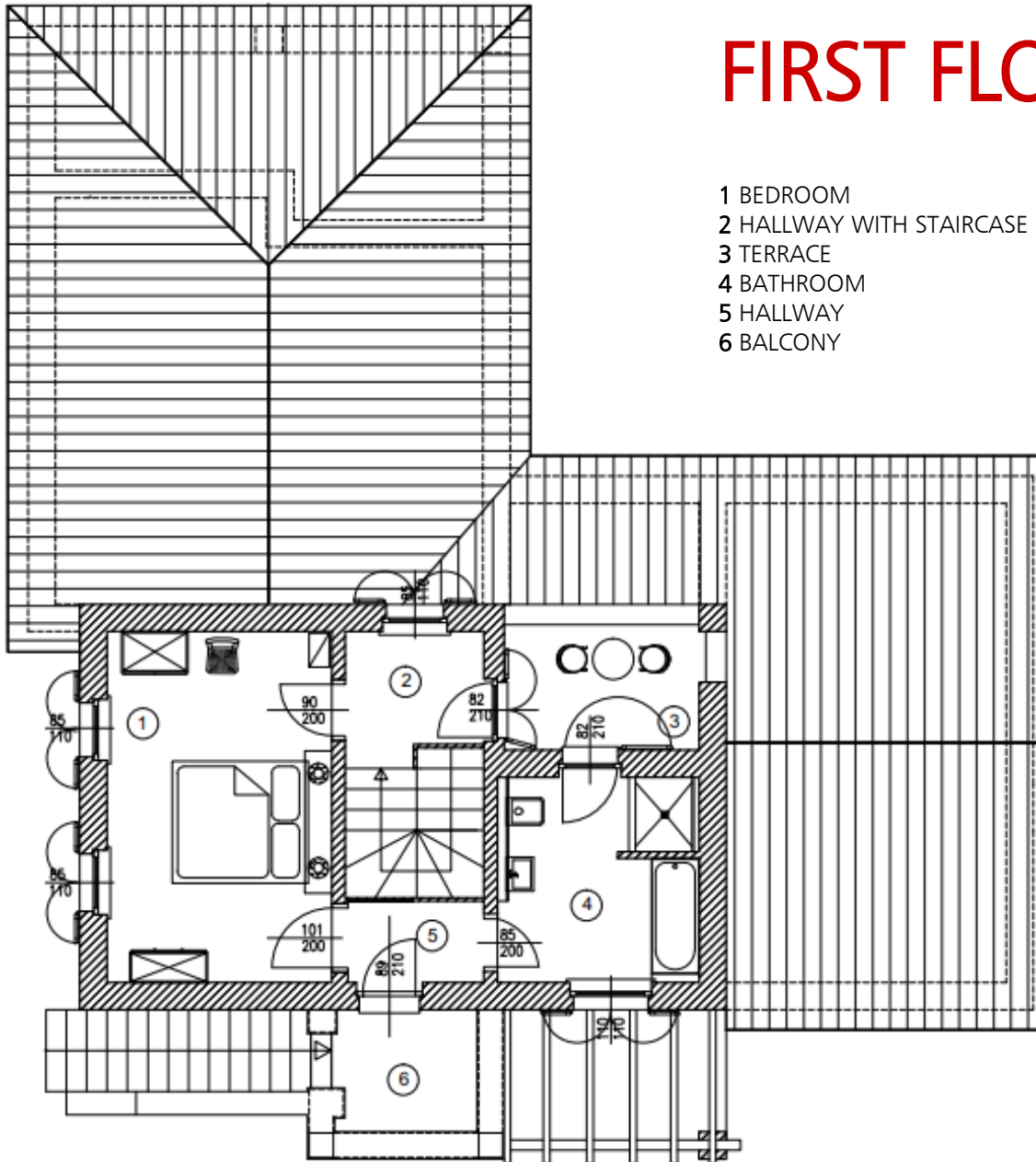
# GROUND FLOOR PLAN



- 1 ENTRANCE
- 2 HALLWAY
- 3 LIVING ROOM
- 4 DINING ROOM
- 5 HALLWAY WITH STAIRCASE
- 6 KITCHEN
- 7 HALLWAY
- 8 TOILET
- 9 NICHE
- 10 BEDROOM
- 11 BATHROOM
- 12 TERRACE

# FIRST FLOOR PLAN

- 1 BEDROOM
- 2 HALLWAY WITH STAIRCASE
- 3 TERRACE
- 4 BATHROOM
- 5 HALLWAY
- 6 BALCONY



**INSTALLATIONS:** electricity, water, sewage connected to a septic tank, telephone, air conditioning (split system – heating/cooling, satellite antenna, an alarm system, central heating on electricity, living room with fireplace and chimney.

**EXTERIOR:** direct access to a public road, ferroconcrete pool lined with PVC foil, the plot is surrounded by a stone wall. The landscape architecture (lavender, olive trees, Thuja) of courtyard, that has not been maintained for some time, has an watering system.

**INTERIOR:** kitchen with appliances.



