

Villa

Tinjan, Istria



Ref	RE-U-25428
Type	Villa
Region	Istria > Porec
Location	Tinjan
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	172 sqm
Plot size	1100 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 600 000

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In the heart of Istria lies Tinjan, a gem that captures the essence of our storied land. Here, villas with shimmering pools, a myriad of apartments, campsites, bicycle paths, scenic viewpoints, ancient dry walls, kažuns, and tranquil puddles beckon the discerning traveler. Tinjan is a place where the unique spirit of Istria is felt in every corner. Each sight, steeped in rich history, whispers tales of our past at every turn.

The Municipality of Tinjan stands as the pinnacle of touristic development in central Istria. Our citizens have astutely embraced tourism as a cornerstone of growth, a testament to which are the over 150 rental properties, including luxurious villas, inviting apartments, and well-equipped campsites. Annually, we welcome more than 70,000 overnight stays, a figure that speaks volumes about our allure.

With unwavering dedication, Tinjan has poured its efforts into fostering rural tourism, a vital economic artery that stimulates positive demographic trends. Our vision is clear: to nurture selective tourism forms, craft innovative tourist products, and provide education for all involved in the tourism sector.

In a charming hamlet merely a kilometer from Tinjan, we present an exceptional investment opportunity. Two single-story houses, each boasting a net area of 85.84 square meters, stand proudly on a generous plot of 1,100 square meters, with 550 square meters allocated to each. Combined, these buildings cover a total of 172 square meters and are currently in the ROH BAU phase, as depicted in the accompanying photographs.

Each dwelling is thoughtfully designed, featuring an entrance hall, a modern kitchen with a dining area, a cozy living room, a toilet with a bathroom, and two bedrooms—one with a private bath. A storage room and an expansive uncovered terrace of 42.40 square meters complement the layout. Outside, a 24 square meter swimming pool graces the landscaped garden. Comfort is assured with electric underfloor heating and air conditioning. The anthracite-colored PVC carpentry, triple-glazed windows, mosquito nets, and electric blinds enhance both aesthetics and functionality.

This property offers a splendid chance for investment in tourist rentals or serves as an ideal haven for those seeking a warm, inviting home.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3488 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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STAN 1-2

1	LILAZNI HOL	2,50m ²
2	WC	2,45m ²
3	SPAVAČA SOBA	12,30m ²
4	KUPAONICA	5,00m ²
5	KUHINJA, BLAG.	18,00m ²
6	DN. BORAVAK	15,45m ²
7	KUPAONICA	3,40m ²
8	SPAVAČA SOBA	12,65m ²
9	SPREMIŠTE	2,34m ²
	UKUPNO NETO:	85,84m ²
10	NENATKRIVENA TERASA	42,40m ²

VERTIKALNA PROJEKCIJA GRADEVINE: 182,25m²
GRADEVINSKA BRUTO POVRŠINA: 182,25 m²
BAZEN: 2 X 24,00=48,00 m²

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