

# Villa

## Tinjan, Istria



<b>Ref</b>	RE-U-30873
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Tinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	76 sqm
<b>Plot size</b>	220 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 275 000

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Lovely villetta in Tinjan, central Istria!

Total area is 76 sq.m. plus terrace 100 sq.m. Land plot is 220 sq.m.

Complete adaptation of 2024.

We offer for sale a beautiful old Istrian house that has recently been completely renovated. Located in the tranquil and picturesque surroundings of Tinjan, this house represents the perfect blend of traditional architecture and modern comfort.

The house is divided into two separate units, offering flexibility and privacy for future owners or guests. This layout is ideal for tourism purposes, allowing for rental to one large family or two smaller ones. The total capacity is 8 people (6+2).

The larger unit covers an area of 51 square meters and includes:

- An open space featuring a modern kitchen and spacious living area, with a bathroom on the ground floor
- Two comfortable bedrooms on the upper floor

The smaller unit offers:

- An enclosed summer kitchen and bathroom on the ground floor
- A spacious bedroom on the upper floor

An additional feature of this property is a newly renovated swimming pool measuring 20 square meters, perfect for relaxation and enjoyment during warm summer days.

This house presents a unique opportunity for investment in tourism or as a family retreat away from the hustle and bustle of the city. With its charm, practicality, and modern amenities, it is sure to meet all your needs.

Don't miss the chance to own this gem in the heart of Istria! For more information and to schedule a viewing, feel free to contact us.

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 m<sup>2</sup>:  
3618 €

Average price/m<sup>2</sup> of this type  
in this region:  
3606 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



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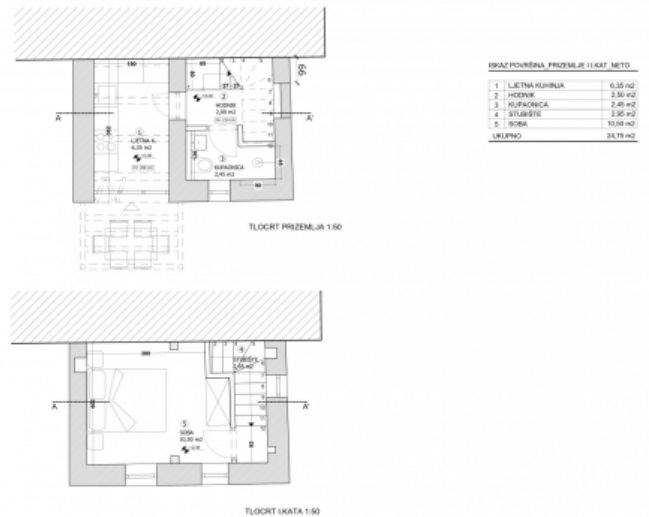
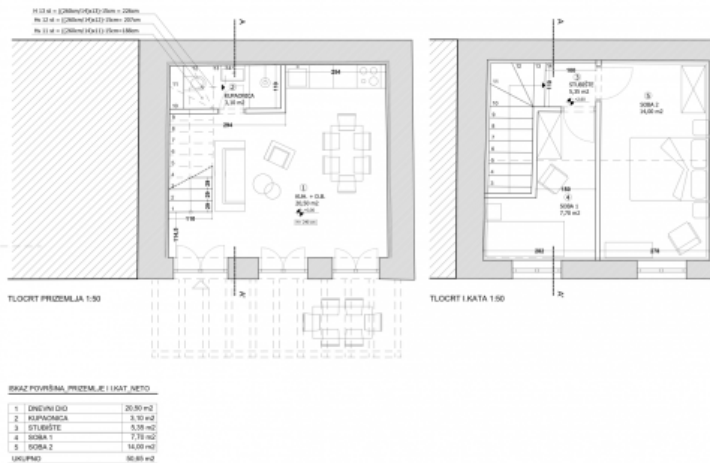
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