

# Villa

## Tinjan, Istria



<b>Ref</b>	RE-U-32504
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Tinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	84 sqm
<b>Plot size</b>	352 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 340 000

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Villa with swimming pool in Tinjan!  
Total area is 84 sq.m. Land plot is 352 sq.m.

We are proud to present this high-quality semi-detached house located just 17 km from the renowned and vibrant town of Poreč, as well as its well-maintained beaches. The house is situated in a small and peaceful community, primarily consisting of family homes and a few vacation properties.

**PROPERTY DESCRIPTION:** The house offers a total living space of 84 m<sup>2</sup>, spread across two floors: the ground floor and the upper level. Upon entering the ground floor, you are welcomed by a foyer that leads into a spacious open-concept area featuring a comfortable living room, a dining area, and a modern, fully-equipped kitchen. This space is enhanced by large sliding glass doors that provide access to the garden, swimming pool, and a generously sized covered terrace, ideal for relaxing with family and friends. Additionally, the ground floor includes a separate guest bathroom and a storage room.

An internal staircase leads to the first floor, where you'll find two bedrooms, a shared bathroom, and a laundry room. One of the bedrooms has access to a private terrace that offers views of the surrounding neighborhood and greenery.

The property sits on a 353 m<sup>2</sup> plot, fully enclosed and designed for easy maintenance. The centerpiece of the yard is the swimming pool with a sun deck, and there is ample space for relaxation and entertainment. The garden also includes two parking spaces for your vehicles.

### **ADDITIONAL INFORMATION:**

- The house is being sold fully furnished, as shown in the photos.
- Heating and cooling are provided by air conditioning units.
- The house has a built-in chimney, allowing the future owners to install a pellet or wood stove if desired.
- Ownership is clear, 1/1, with no encumbrances.

**LOCATION DESCRIPTION:** The property is situated in a quiet location within a small, peaceful family neighborhood, just 17 km from the center of Poreč and its famous beaches. Given the serene setting, free from noise, traffic, and crowds, this property is an ideal opportunity for those seeking a tourism investment or a family home. All amenities necessary for daily life, including larger and smaller shops, markets, medical services, pharmacies, and well-known restaurants and taverns, are located within 2 to 5 km from the house.

The location is well-connected, with the Istrian Y motorway just 7 km away, providing access to the entire Istrian peninsula. A faster state road leads to Poreč and other nearby towns and villages.

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For any additional questions, information, or to schedule a viewing, please 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>:  
4048 €

Average price/m<sup>2</sup> of this type  
in this region:  
3900 €

Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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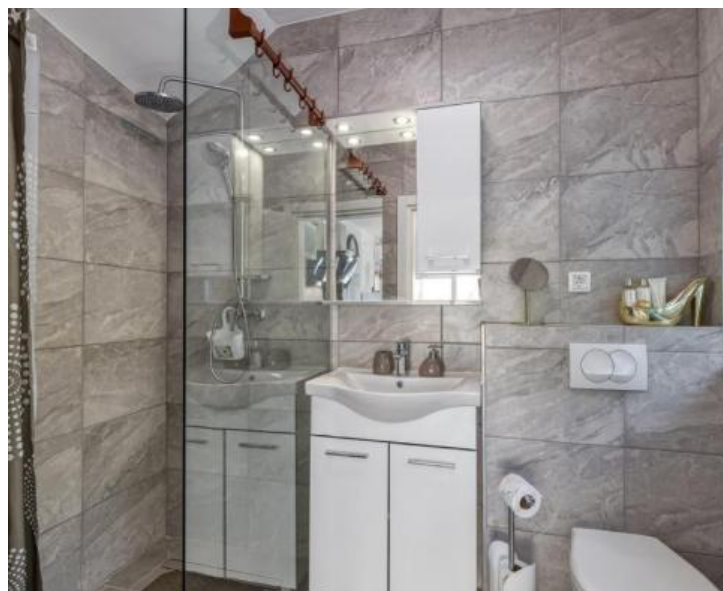
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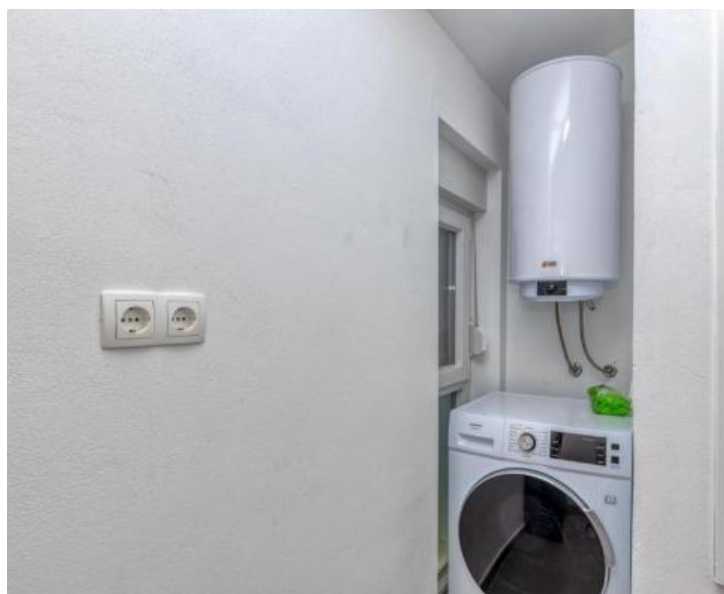
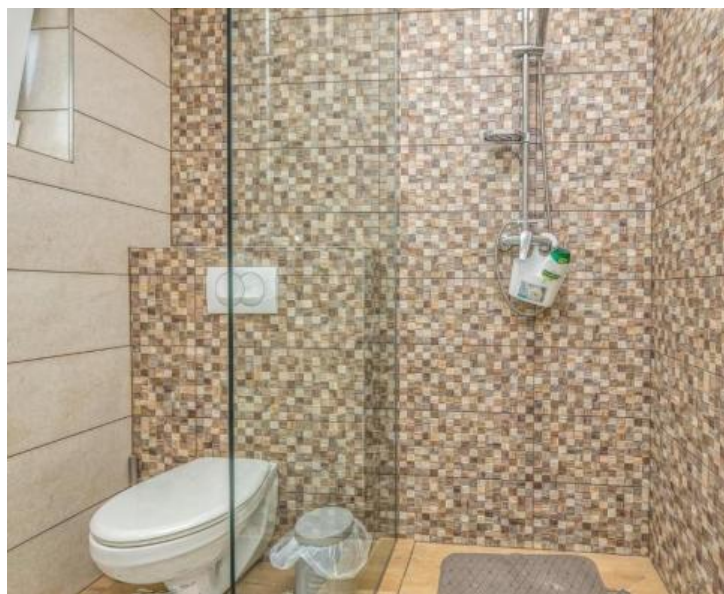
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