

Villa

Muntrilj, Tinjan, Istria



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Ref	RE-U-35337
Type	Villa
Region	Istria > Porec
Location	Muntrilj, Tinjan
Front line	No
Sea view	No
Distance to sea	18000 m
Floorspace	120 sqm
Plot size	380 sqm
No. of bathrooms	1
Price	€ 529 000

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Designer Villa with Heated Swimming Pool in Tinjan!

Nestled in the heart of Istria, amidst rolling hills, this luxurious stone villa with a swimming pool offers a perfect blend of modern comfort and traditional Istrian charm. Its prime location allows easy access to a variety of attractions within a 15-20 minute drive, including beautiful beaches, top Croatian wineries, and some of the most romantic towns on the Mediterranean.

The villa of 120 sq.m. is the result of a meticulous reconstruction process, carried out with great care and affection. It harmoniously combines modern design with the traditional Istrian way of life. Every detail has been thoughtfully considered, with a special emphasis on using original materials—many of the walls are adorned with old stone, enhancing the villa's authentic character.

The ground floor features a fully equipped kitchen, a dining area, a living room with a fireplace, and a toilet. Upstairs, there are two bedrooms with double beds, one of which has a terrace offering panoramic views. The first floor also includes a bathroom outfitted with top-quality fixtures.

The villa's surroundings of 380 sq.m. perfectly complement its Mediterranean style. An ancient olive tree and a beautifully maintained lawn greet you at the entrance, with a team of experts ensuring the landscape remains pristine. The property includes private parking for two cars and is fully enclosed for privacy.

The outdoor area is a highlight, featuring a heated swimming pool lined with the finest Italian tiles. Adjacent to the pool is an outdoor kitchen with a grill, a terrace, and an outdoor shower. The large sofa on the terrace provides a cozy spot to relax and enjoy the gentle Istrian climate.

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:
4408 €

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:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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