

Villa

Tinjan, Istria



Ref	RE-U-33280
Type	Villa
Region	Istria > Porec
Location	Tinjan
Front line	No
Sea view	No
Distance to sea	19000 m
Floorspace	184 sqm
Plot size	949 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 597 000

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Villa under construction in Tinjan, 20 km from the sea.

Total area is 184 sq.m. Land plot is 949 sq.m.

The timelessly designed villa seamlessly blends with the surrounding settlement and landscape in both shape and color.

It was designed as a single residential unit spanning two floors. The living space is well-defined, efficiently utilized, and filled with natural light.

On the ground floor, an open-concept layout connects the living room, kitchen, and dining area, with access to a covered terrace featuring a summer kitchen, guest toilet, pantry, and utility room with storage.

The first floor includes three bedrooms, each with its own private bathroom, and a terrace.

The landscaped yard is enclosed and features a 36 m² swimming pool with a sun deck. Its location, layout, and comfort make this property ideal for peaceful family living or as a successful vacation rental. The property is expected to be completed and handed over by mid-2025. The listed price covers the property at its finished stage, excluding furniture, allowing for final decoration according to personal taste.

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:
3245 €

Average price/m² of this type
in this region:
3911 €

Median price/m² of this type
in this region:
3891 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

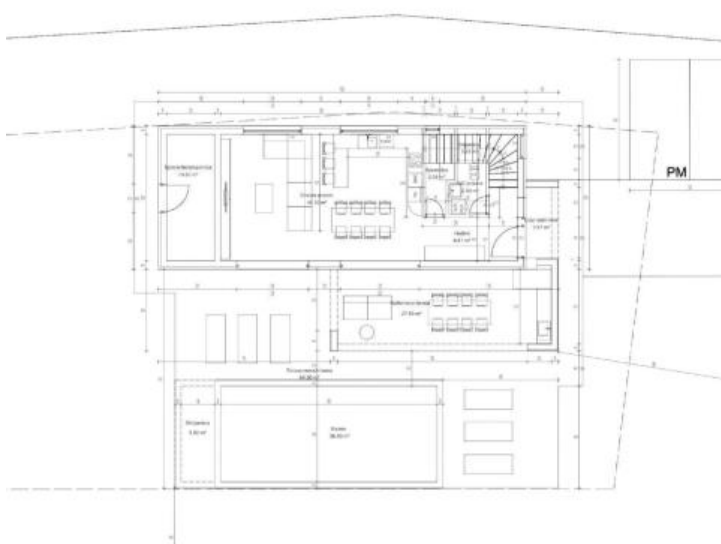
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