

Villa

Tinjan, Istria



Ref	RE-U-33670
Type	Villa
Region	Istria > Porec
Location	Tinjan
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	220 sqm
Plot size	1084 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 285 000

Detached one-story house under construction in Tinjan, 15 km from the sea!
Total area is 220 sq.m. Land plot is 1084 sq.m.

Situated in the charming and well-kept village of Tinjan, just 20 km from Poreč and 12 km from Pazin, this property offers a unique opportunity. Since the house is still under construction, the final touches can be tailored to the buyer's preferences and needs. The location is ideal—nestled beside a forest and beautiful nature on one side, while being conveniently close to the town center on the other. Essential amenities such as the post office, shops, cafés, restaurants, schools, kindergartens, pharmacies, and bus stops are all within easy reach.

The house has a total area of 220 m². The main living space on the ground floor covers 182 m², while the basement is designed to include a 27 m² tavern and a smaller 12 m² tavern.

The property has dual access points and boasts a spacious garden with two large green areas and parking for multiple vehicles. At the buyer's request, a swimming pool can be added, although it is not currently included in the plans. The images show two versions of the completed house—one with a pool (yellow facade) and one without (red facade).

Heating and cooling are provided by underfloor heating and air conditioning, with the option for solid fuel heating. The property is located in a quiet and well-maintained part of the village, surrounded by already-built homes.

It is being sold in its current phase, with the roof completed, and electricity and water connected, along with a partially landscaped exterior.

This price is set for current stage of completion.

Full completion can be arranged according to agreed terms and pricing.

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:
1295 €

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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