

# Villa

## Tinjan, Istria



<b>Ref</b>	RE-U-36097
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Tinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	13500 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	847 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 680 000

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In the heart of Istria in Tinjan, this perfect estate is for sale, consisting of three buildings: a beautiful stone villa, two auxiliary structures, and a swimming pool that completes the story!

Total area is 250 sq.m. Land plot is 847 sq.m.

The main villa features a beautifully designed and fully equipped kitchen, a dining area, and a lovely living room, all located within a spacious open-concept area.

This space opens directly to the courtyard, ensuring excellent flow between the interior and exterior of the villa. The villa also includes two comfortable bedrooms, each with its own en-suite bathroom.

The first auxiliary building is a small house with two bedrooms and a bathroom, while the second auxiliary building offers one bedroom and a multipurpose room for leisure and socializing. All the bedrooms are stylishly decorated, comfortable, and air-conditioned.

In the courtyard, you will find a large enclosed barbecue area and a covered terrace with a sturdy dining table, perfect for enjoying meals outdoors. The highlight of the courtyard is the stunning 55 m<sup>2</sup> pool, ideal for warm summer days.

The property is officially categorized and has been successfully rented out for years.

All documentation is clean and orderly, with no encumbrances.

Contact us with confidence!

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>:  
2720 €

Average price/m<sup>2</sup> of this type  
in this region:  
3917 €

Median price/m<sup>2</sup> of this type  
in this region:  
3895 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3857 €

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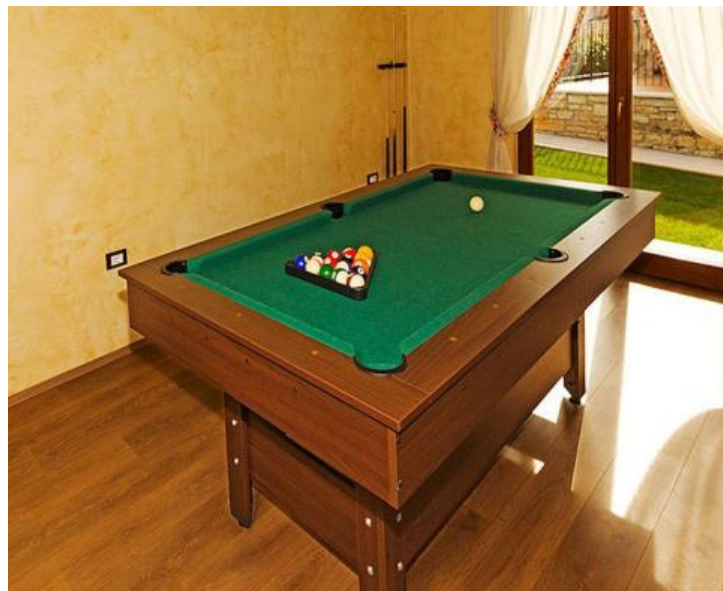
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