

Villa

Tinjan, Istria



Ref	RE-U-36224
Type	Villa
Region	Istria > Porec
Location	Tinjan
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	162 sqm
Plot size	824 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 560 000

Rural House with Pool near Tinjan, Surrounded by Nature, cca. 15 km from the sea!

Nestled in greenery within a tranquil neighborhood near Tinjan, this rural house with a swimming pool is now available for sale.

The location provides an authentic experience of a small Istrian village, offering privacy, a break from the hustle and bustle, and respite from noise, all while being close to the vibrant towns of Istria with their wide range of amenities.

Total area is 162 sq.m. Land plot is 824 sq.m.

In addition to its prime location, the property stands out for its quality construction, ensuring long-term satisfaction and a high standard of living. Partially clad in stone, the house seamlessly blends traditional and modern styles. It is designed as a single residential unit spread over two tastefully furnished and well-equipped floors.

The ground floor features an open-concept space combining the kitchen, dining area, and living room, which opens onto a covered terrace with an outdoor fireplace. Additionally, it includes a bedroom with an en-suite bathroom, a guest toilet, and a utility room. The upper floor offers two bedrooms with en-suite bathrooms and a hallway leading to a terrace with panoramic views of the surroundings.

The landscaped and enclosed garden boasts a 23 m² pool with a sunbathing area, creating a charming outdoor ambiance.

This property's excellent location, as well as its interior and exterior design, makes it an ideal opportunity for comfortable family living or as an investment in a tourist rental business.

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:
3457 €

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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