

Villa

Porec, Istria



Ref	RE-U-26147
Type	Villa
Region	Istria › Porec
Location	Porec
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	193 sqm
Plot size	7057 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 2 300 000

Nestled in the heart of Tinjan, this indigenous stone marvel stands proudly on a sprawling land complex of 7057 square meters.

Tinjan, a haven of villas with swimming pools, charming apartments, campsites, bicycle paths, viewpoints, and historic landmarks like old dry walls, kažuni, and puddles, offers a unique and immersive experience of Istria. Each corner of this quaint town narrates tales of the region's rich history.

The Municipality of Tinjan holds the distinction of being the most developed tourist destination in central Istria. Here, tourism is embraced as a pivotal force for growth, evident in the over 150 rental properties owned by the community. Among these, a standout is a villa, a true indigenous stone beauty with a pool, that has welcomed guests for over a decade. Constructed in 1817, the villa underwent a complete transformation in 2006 and has been a flourishing tourist rental since 2008, proving to be a lucrative investment for its owners.

Encompassing an area of 193.47 square meters, the villa spans the ground floor, first floor, and attic. The ground floor features a kitchen, living room, and dining area, while the first floor and attic each host two bedrooms, each with its private bathroom. An additional outdoor bathroom adds convenience during the warm summer months when enjoying the outdoor amenities.

Beyond the villa's historic charm, the property offers an array of features, including a storage room, brick barbecue, bicycle storage, covered terrace, and a 36-square-meter swimming pool. A delightful addition is the 6-person massage tub, perfect for relaxing on warm summer days. The expansive yard boasts an orchard, a children's playground, and an entertainment facility of 32 square meters with various games.

The total land area surrounding the house spans 7,057 square meters, with 3,081 square meters designated as construction land, 3,172 square meters as agricultural land, and 804 square meters adjacent to the house, enclosed by a wall. This substantial land offers diverse possibilities, from constructing additional stone villas for vacation rentals to engaging in agricultural pursuits such as olive growing or viticulture. The potential is vast, allowing you to transform your ideas into reality with this remarkable property.

Tinjan is conveniently located just 5 minutes away by car, while Poreč is a short 15-20 minute drive. This property is highly recommended for those seeking a unique blend of history, tranquility, and the potential for both leisure and investment opportunities.

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:
11917 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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