

# Land plot

## Tinjan, Istria



<b>Ref</b>	RE-U-26231
<b>Type</b>	Land plot
<b>Region</b>	Istria > Porec
<b>Location</b>	Tinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	20000 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	1493 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 199 900

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Land with building permit for a rustic villa with swimming pool!

In a quiet and isolated location surrounded by nature, a plot of land with a building permit for a villa is for sale! The villa will be located on a land plot of 1493 m<sup>2</sup>, and will have 230 m<sup>2</sup> of living space.

Building permit is issued for the following villa:

It is a rustic villa with a modern design, where it will combine traditional with modern elements.

The villa offers on the ground floor a living room with an indispensable fireplace for a special atmosphere, a kitchen with a dining room, a master bedroom with a fireplace and a bathroom, a hallway and a beautiful terrace.

On the first floor, there are 2 bedrooms with private bathrooms, one of which has its own terrace. In a special corner of the house, there will be a gym, a shower, and a jacuzzi room for indispensable hedonistic moments during your stay in the villa.

A heated swimming pool of up to 60 m<sup>2</sup> with a jacuzzi is provided in the garden. Location-wise, this property offers peace, privacy, a lot of nature in the surroundings, but all the necessary amenities for everyday life are 10 to 15 minutes away by car.

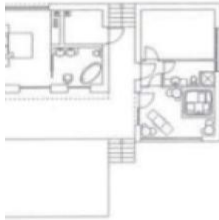
Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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## Real Estate in Croatia



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