

Land plot

Tinjan, Istria



Ref	RE-U-26230
Type	Land plot
Region	Istria > Porec
Location	Tinjan
Front line	No
Sea view	No
Floorspace	245 sqm
Plot size	1656 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 222 000

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Urban land with building permit in Tinjan near Porec!

In a quiet and isolated location surrounded by nature, a building plot with permission for a beautiful rustic Istrian villa is for sale!

The villa will be located on a land plot of 1656 m², and you will have 230 m² of living space.

New owners with an existing building permit can build the following: 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 m² 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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