

# Villa

## Tinjan, Istria



<b>Ref</b>	RE-U-28441
<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>	17000 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	720 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 595 000

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Wonderful stone villa in Tinjan, bordering greenery, cca. 17 km from the sea.  
Total area is 230 sq.m. Land plot is 720 sq.m.

It is located in a charming settlement, surrounded by nature, family homes, and vacation houses, offering a perfect balance between a rural environment and proximity to urban amenities.  
Besides the location that provides complete comfort, the property is characterized by the quality of construction, ensuring long-term satisfaction and living quality.

The timeless design of the villa built in 2015, partially clad in stone, reveals the beauty of simple architecture. It is conceived as a single residential unit spanning three tastefully decorated and well-equipped levels exuding elegance. In the basement, there is a gym. The ground floor consists of a living room with a dining area and access to a covered terrace, a kitchen, a guest toilet, and a bedroom with its own bathroom. The first floor comprises storage space and three bedrooms, each with its private bathroom and access to covered terraces. The landscaped garden is aesthetically and horticulturally arranged, and the perfect harmony is achieved with an elegantly incorporated 26 m<sup>2</sup> pool with a sun deck.

The excellent location and the spatial organization of the interior and exterior of this property offer an opportunity for comfortable family living or investment in the tourism sector for rental purposes.

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>:  
2587 €

Average price/m<sup>2</sup> of this type  
in this region:  
3912 €

Median price/m<sup>2</sup> of this type  
in this region:  
3893 €

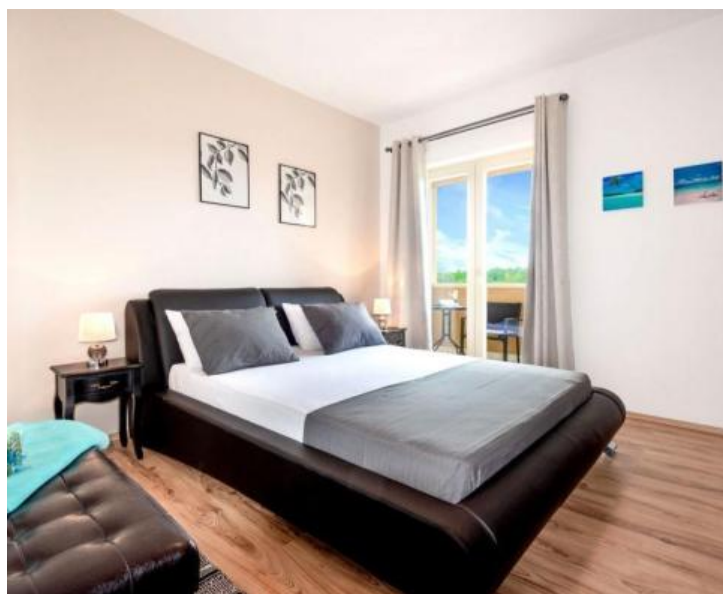
Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €



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