

Villa

Tinjan, Istria



Ref	RE-U-28791
Type	Villa
Region	Istria > Porec
Location	Tinjan
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	127 sqm

Villa

Tinjan, Istria



Plot size	506 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 550 000

Villa

Tinjan, Istria



Five new traditional style villas in Tinjan!

Ideal format for future renting!

There is a possibility to buy all the 5 villas in a package sale, to make a luxury villas resort!

This project entails the construction of a private complex comprising standard villas designed with a touch of Istrian architectural style, reminiscent of Italian villas. The villas are seamlessly integrated into the surrounding landscape, characterized by beautiful nature, gentle hilly terrain, and well-kept agricultural fields. During construction, cutting-edge materials will be utilized to ensure top-notch quality and maximum comfort in each villa. The interior spaces have been meticulously organized to fulfill their intended purposes.

All villas in the complex are of equal size and layout. However, prospective owners will have the opportunity to collaborate with the developer to tailor the property to their specific needs and desires.

Total area of each villa is 127 sq.m. Land plot is 506 sq.m.

PROPERTY DESCRIPTION: This high-quality picturesque villa spans a total of 127.66m² of living space spread across two floors: the ground floor (73.73m²) and the first floor (53.93m²). On the ground floor, an entrance foyer welcomes visitors and leads to the open-plan living area, featuring a spacious living room with a wood-burning fireplace and sliding glass doors providing access to and views of the courtyard and pool. Adjacent to the living room is a kitchen area with a generous dining space, also with access to the covered terrace. Additionally, the ground floor includes a guest toilet, a staircase leading to the first floor, and a guest bedroom with an en-suite bathroom and access to the courtyard.

On the first floor, there are two comfortable and spacious bedrooms, each with its own en-suite bathroom and access to a shared terrace.

Upon completion of construction, the courtyard will be fully landscaped and enclosed by a wall. Residents will have the opportunity to enjoy outdoor living surrounded by Mediterranean flora, maintained by an automatic irrigation system. The central feature of the courtyard will be a spacious pool with a saltwater electrolysis system and sunbathing area. Parking for up to 2 cars will be provided on the villa's grounds.

Additional info:

- Villas are sold on a turnkey basis without furniture.
- Buyers have the opportunity to influence the construction process.
- Each villa will be equipped with air conditioning in every room and electric underfloor heating throughout.
- The property is subject to VAT, which means that for legal entities, the price can be reduced by the amount of tax.
- The estimated completion date is mid-2025.

For any further questions, necessary information, or to schedule a viewing of the villa, please feel free to contact us with confidence.

Villa

Tinjan, Istria



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.

Villa

Tinjan, Istria



Price per m²:
4331 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

Villa

Tinjan, Istria



Villa

Tinjan, Istria



Villa

Tinjan, Istria



Villa

Tinjan, Istria



Villa

Tinjan, Istria



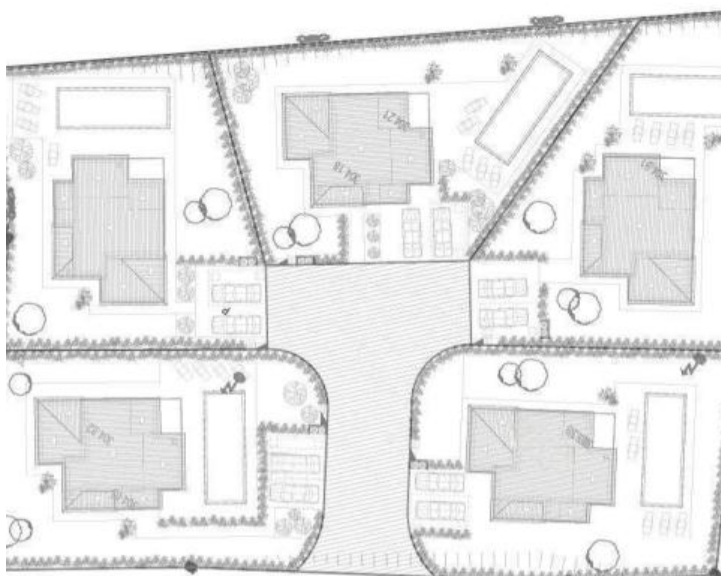
Villa

Tinjan, Istria



Villa

Tinjan, Istria



Villa

Tinjan, Istria

