

Villa

Tinjan, Istria



Ref	RE-U-32502
Type	Villa
Region	Istria > Porec
Location	Tinjan
Front line	No
Sea view	No
Distance to sea	17000 m
Floorspace	84 sqm
Plot size	353 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 340 000

Charming semi-detached villetta located in a peaceful and small neighborhood near the town of Poreč.

We proudly present this high-quality semi-detached house, situated just 17 km from the famous and vibrant town of Poreč and its well-maintained beaches. This villetta is in a small, quiet community, predominantly consisting of family homes with a few vacation properties.

PROPERTY DESCRIPTION: The villa offers a total living space of 84 m², spread over two floors: the ground floor and the first floor. Upon entering the ground floor, you are welcomed by a foyer that leads into a spacious open-plan area featuring a comfortable living room, dining area, and a modern, fully-equipped kitchen. This area is enhanced by large sliding glass doors that offer views and access to the garden, the swimming pool, and a large covered terrace, perfect for relaxing with family and friends. The ground floor also includes a separate guest bathroom and a storage room.

An internal staircase leads to the first floor, where there are two bedrooms, a shared bathroom, and a laundry room. One of the bedrooms has access to a private terrace with views of the surrounding neighborhood and greenery.

The property sits on a 353 m² plot, which is fully enclosed and designed for easy maintenance. The central part of the yard is occupied by the swimming pool with a sunbathing area, and there is ample space for relaxation and entertainment. The yard also features two parking spaces for your vehicles.

ADDITIONAL INFORMATION:

- The house is being sold fully furnished, as seen in the photos.
- Heating and cooling are provided by air conditioning units.
- The house has a built-in chimney, allowing the future owners to install a pellet or wood stove if desired.
- Ownership is clear, 1/1, with no encumbrances.

LOCATION DESCRIPTION: The property is located in a quiet neighborhood, just 17 km from the center of Poreč and its famous beaches. With its peaceful location, free from noise, traffic, and crowds, this property is an ideal opportunity for those seeking an investment in tourism or a family home. All essential amenities, including larger and smaller shops, markets, medical services, pharmacies, and well-known restaurants and taverns, are within 2 to 5 km of the house.

The location is well-connected, with the Istrian Y motorway just 7 km away, providing access to the entire Istrian peninsula. A faster state road leads to Poreč and other nearby towns and villages.

For any additional questions, information, or to schedule a viewing, please feel free to contact us!

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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:
4048 €

Average price/m² of this type
in this region:
3896 €

Median price/m² of this type
in this region:
3869 €

Average price/m² of this type
in Croatia:
4698 €

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

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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