

# New development

## Tinjan, Istria



<b>Ref</b>	RE-U-38988
<b>Type</b>	New development
<b>Region</b>	Istria > Poreč
<b>Location</b>	Tinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	127 sqm
<b>Plot size</b>	515 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3

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**Price**

€ 550 000

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Presenting an exclusive new development project near the picturesque village of Tinjan-a private complex of signature villas inspired by Italian architecture and enriched with distinctive Istrian building style, 8 km from the sea.

The complex offers 10 similar villas for sale.

These villas are seamlessly integrated into the natural landscape of gentle hills and cultivated fields, creating harmony between architecture and the environment. The construction uses premium modern materials to ensure high quality and maximum comfort. Each villa is equipped with the latest technologies from renowned global brands. The interior layout has been thoughtfully designed to provide functionality in every room.

All villas in the complex share the same size and room layout, but future owners have the option to customize the property in collaboration with the developer.

This elegant villa offers 127.66 m<sup>2</sup> of living space across two levels-ground floor (73.73 m<sup>2</sup>) and upper floor (53.93 m<sup>2</sup>)-striking a perfect balance between comfort and aesthetics. The ground floor features an entrance hall leading into a spacious open-plan living area with a wood-burning fireplace and large sliding glass doors that open to the garden and pool. The kitchen and dining area, adjacent to the living room, also provide direct access to a covered terrace. On this level, there is also a bedroom with a private bathroom and garden access, as well as a guest toilet.

Upstairs, two large bedrooms each have a private bathroom and access to a shared terrace.

The villa's landscaped and fenced garden of 515 m<sup>2</sup> offers privacy and enjoyment of Mediterranean plants and green spaces, maintained by an automatic irrigation system.

The centerpiece is a swimming pool with a saltwater electrolysis system and sunbathing area, along with parking for two cars.

Additional features include turnkey sale (unfurnished), the option for buyers to influence final construction stages, air conditioning in all rooms, electric underfloor heating, and VAT-included pricing, which may offer cost benefits to legal entities. Construction is set to begin in early 2026.

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>:  
4331 €

Average price/m<sup>2</sup> of this type  
in this region:  
4175 €

Median price/m<sup>2</sup> of this type  
in this region:  
4264 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4337 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4015 €



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