

# Villa

## Kringa, Tinjan, Istria



<b>Ref</b>	RE-U-39805
<b>Type</b>	Villa
<b>Region</b>	Istria › Poreč
<b>Location</b>	Kringa, Tinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	13500 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	900 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 580 000

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Perched on a hill with stunning views of rolling fields, vineyards, olive groves, and the distant sea, Sveti Lovreč is nestled among lush lavender fields in the western part of the Istrian peninsula. This historic town is one of the best-preserved medieval fortified settlements in Istria, located near Vrsar, Poreč, and Rovinj. Its position on a gentle hill, overlooking an area dotted with 22 settlements, villages, and hamlets, highlights its historical significance. The nearby western coastline of Istria features several deep bays, including Lim Bay, a unique natural phenomenon and special marine reserve, partially within the Municipality of Sveti Lovreč.

In the heart of Istria, just 13 km from the sea, this exceptional property is available for sale. The estate comprises three buildings: a charming stone villa, two auxiliary houses, and a swimming pool that completes the idyllic setting. The total living area is 230 sq.m. on a 900 sq.m. plot.

The main villa features a beautifully designed and fully equipped kitchen, a dining room, and a comfortable living area, all connected in a spacious open-plan layout. This area opens directly to the courtyard, creating seamless indoor-outdoor living. The villa also includes two cozy bedrooms, each with its own bathroom.

The first auxiliary building offers two bedrooms and a bathroom, while the second auxiliary building provides one bedroom and a leisure room for relaxation and social gatherings. All bedrooms are stylishly furnished, comfortable, and air-conditioned.

The inner courtyard features a large, fenced barbecue area and a covered terrace with a substantial table for outdoor dining. The highlight of the yard is a beautiful 55 m<sup>2</sup> swimming pool, perfect for enjoying warm days.

This property is categorized for tourism and has a successful rental history, making it an excellent investment opportunity or a perfect retreat for enjoying the Istrian lifestyle.

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>:  
2522 €

Average price/m<sup>2</sup> of this type  
in this region:  
3974 €

Median price/m<sup>2</sup> of this type  
in this region:  
3870 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4416 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3873 €



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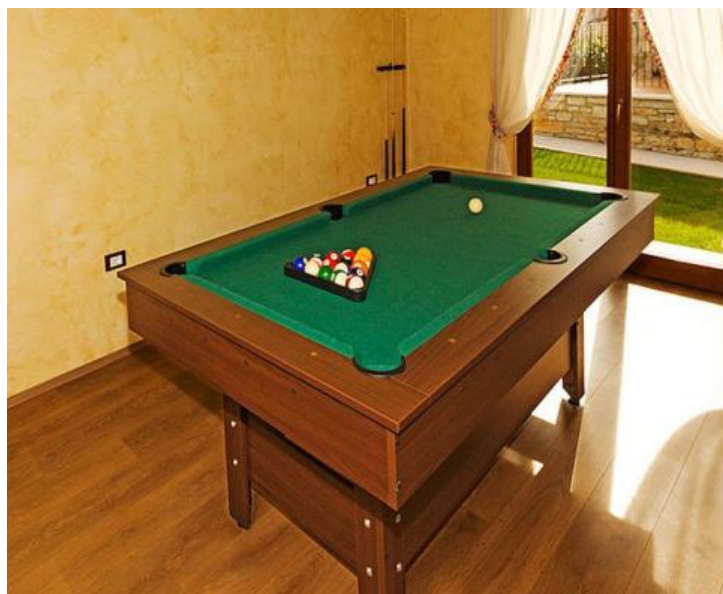
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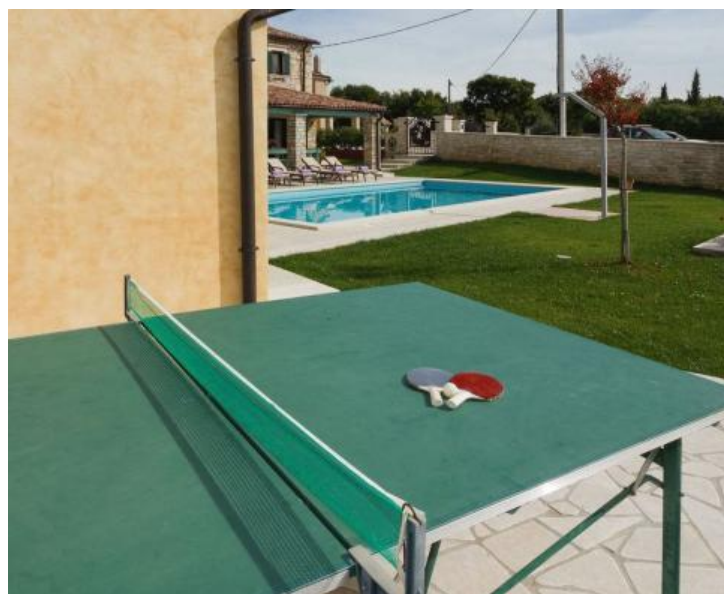
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