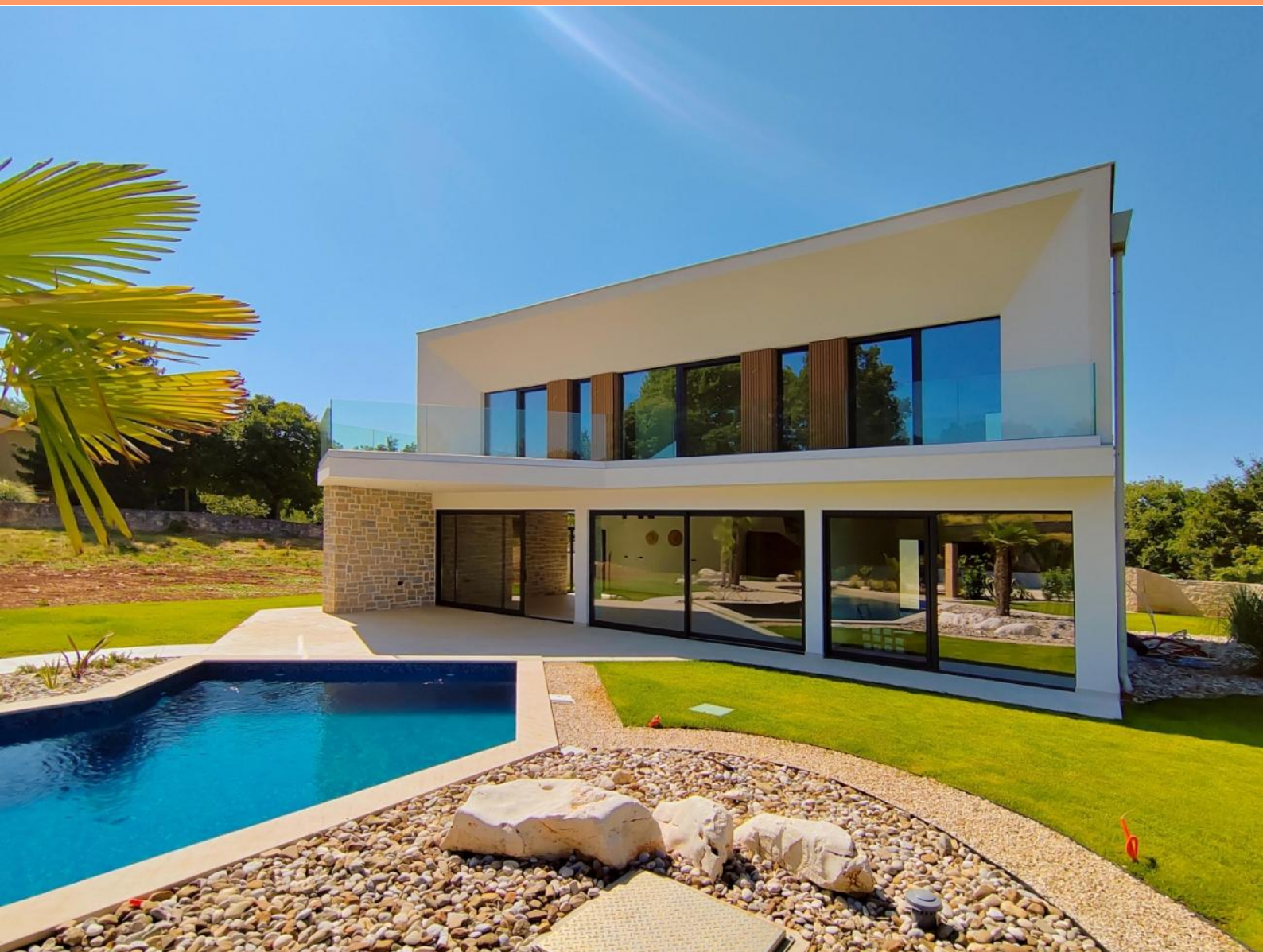


Villa

Tinjan, Istria



Ref	RE-U-40044
Type	Villa
Region	Istria > Poreč
Location	Tinjan
Front line	No
Sea view	No
Distance to sea	17000 m
Floorspace	220 sqm
Plot size	1293 sqm

Villa

Tinjan, Istria



No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 170 000

Villa

Tinjan, Istria



In a peaceful green setting near Tinjan, just twenty minutes from Poreč and the Adriatic coast, stands a modern villa that perfectly blends contemporary luxury with Istrian charm. This newly built property has been designed with exceptional attention to construction quality, style, and functionality. With its well-planned layout and extensive outdoor amenities, it is ideal as a family home, a luxury holiday retreat, or an attractive investment for tourist rental.

With a total net usable area of 220 m², the villa is spread over two floors and offers four spacious bedrooms, each with its own modern en-suite bathroom. The ground floor includes a guest toilet and a utility room with a laundry area, while the upper floor has a separate laundry room. At the heart of the home is a bright and airy living space of over 60 m² that combines the living room, kitchen, and dining area, enhanced by large glass walls and a ceiling height of 2.7 meters.

The interiors feature a refined mix of modern and Mediterranean design, including decorative stone walls, oak-clad microcement stairs with glass railings, and high-end finishes. Underfloor heating powered by a heat pump ensures comfort in cooler months, while discreet ducted cooling in the living areas and air conditioning in the bedrooms maintain a pleasant temperature year-round. The electrical installations are fitted with glass touch-sensitive switches and remote controls for added convenience.

The outdoor space, part of a total land plot of 1,293 m², is designed for relaxation and entertainment. A 60 m² swimming pool lined with ceramic mosaic tiles and equipped with its own heat pump is surrounded by a “dry beach” in epoxy resin with a sandy texture. Next to the pool is a covered terrace with a summer kitchen and barbecue, perfect for al fresco dining.

A 120 m² multifunctional sports court offers options for basketball, volleyball, or padel. The landscaped garden includes a small oak grove and an automatic irrigation system, while a 1.5-meter-high, 50-meter-long stone wall ensures privacy. Carefully placed exterior lighting enhances the property’s ambiance in the evening.

The villa also includes a covered parking area for two vehicles, finished with paving stones and ceramic tiles. All exterior glass walls are made from high-quality aluminum (URBAN model) with minimal frames and triple glazing, with integrated insect screens on all bedroom and bathroom windows.

This property offers an exceptional balance of privacy, luxury, and connection to nature, making it a rare opportunity in the Istrian real estate market.

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



Property advantages:

Swimming pool
Floor heating
Garden
Modern

Villa

Tinjan, Istria



Price per m²:
5.318 €

Average price/m² of this type
in this region:
4.014 €

Median price/m² of this type
in this region:
3.866 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

Villa

Tinjan, Istria



Villa

Tinjan, Istria



Villa

Tinjan, Istria



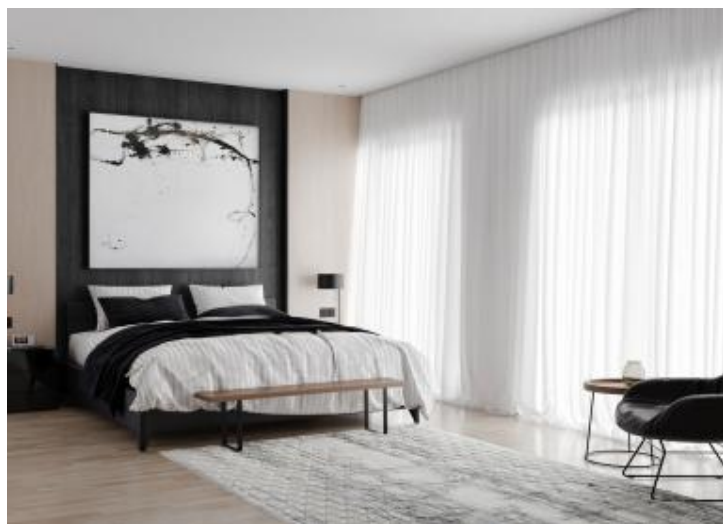
Villa

Tinjan, Istria



Villa

Tinjan, Istria



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Tinjan, Istria



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Tinjan, Istria

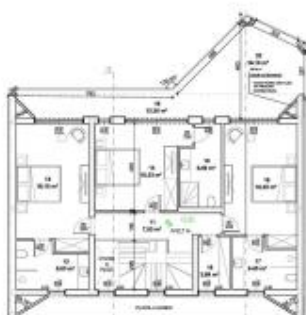


LOKAT PRIZEMLJA



NOŠTA	NAZIV PROJEKTA	PROJEKTOVALAC	PROJEKTOVANJE
	PROJEKAT KUHINJE	PROJEKTOVALAC	PROJEKTOVANJE
1	Kuhinja	1,20	1,20
2	Prostorište	8,00	8,00
3	Spavaćnica 1	8,00	8,00
4	Spavaćnica 2	8,00	8,00
5	Spavaćnica 3	8,00	8,00
6	Prostorište	1,20	1,20
7	Plin	1,20	1,20
8	Spavaćnica	8,00	8,00
9	Spavaćnica	8,00	8,00
10	Spavaćnica	8,00	8,00
	UKUPNO PROJEKAT	38,80 m ²	38,80 m ²
	UKUPNO PROJEKAT	38,80 m ²	38,80 m ²
	UKUPNO	38,80 m ²	38,80 m ²

LOKAT I. KATA



NOŠTA	NAZIV PROJEKTA	PROJEKTOVALAC	PROJEKTOVANJE
	PROJEKAT KUHINJE	PROJEKTOVALAC	PROJEKTOVANJE
1	Kuhinja	1,20	1,20
2	Prostorište	8,00	8,00
3	Spavaćnica 1	8,00	8,00
4	Spavaćnica 2	8,00	8,00
5	Spavaćnica 3	8,00	8,00
6	Prostorište	1,20	1,20
7	Plin	1,20	1,20
8	Spavaćnica	8,00	8,00
9	Spavaćnica	8,00	8,00
10	Spavaćnica	8,00	8,00
	UKUPNO PROJEKAT	38,80 m ²	38,80 m ²
	UKUPNO PROJEKAT	38,80 m ²	38,80 m ²
	UKUPNO	38,80 m ²	38,80 m ²