

# House

## Muntrilj, Tinjan, Istria



<b>Ref</b>	RE-U-45096
<b>Type</b>	House
<b>Region</b>	Istria > Poreč
<b>Location</b>	Muntrilj, Tinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	20000 m
<b>Floorspace</b>	135 sqm
<b>Plot size</b>	120 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 645 000

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TINJAN - Modern villa with swimming pool, 20 km from the sea  
Living area: 135 m<sup>2</sup> | Plot size: 120 m<sup>2</sup>

For sale is a beautiful modern villa with a swimming pool, located in a quiet and green environment in central Istria, near the town of Tinjan. This property combines authentic Istrian character with the comfort of modern living and is an excellent choice for peaceful family life, a holiday home, or a tourism-related investment.

The total living area of 135 m<sup>2</sup> is distributed over the ground floor and first floor. The ground floor features a spacious open-plan layout that includes an entrance hall, kitchen, dining area, and living room, as well as a staircase to the upper floor, a guest toilet, a storage room, and a covered terrace with a summer kitchen, ideal for relaxing and social gatherings. The first floor consists of a hallway with a staircase and two master bedrooms, each with its own walk-in wardrobe and private bathroom.

The villa is equipped with air-to-air heat pumps for heating and cooling (one outdoor unit and three indoor units), ensuring comfort throughout the year. Additional features include electric underfloor heating, ceramic tile and parquet flooring, aluminum exterior joinery with double-glazed low-E insulated glass for high energy efficiency, and interior wooden joinery.

Designed with a strong focus on functionality, comfort, and energy efficiency, the villa's layout and location make it an excellent investment opportunity in one of the most desirable areas of Istria. The property is sold unfurnished, with planned completion of construction by the end of 2026.

The location offers an ideal balance of privacy and proximity to amenities. The sea is approximately a 20-minute drive away, while the surrounding area is rich in cultural attractions and renowned gastronomic destinations. This villa represents a rare opportunity for those seeking peace, authenticity, and a pleasant living environment in the heart of Istria, whether for personal use or as an investment in tourist rental.

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.

### Property advantages:

- Swimming pool
- Storage
- Floor heating
- Modern

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Price per m<sup>2</sup>:  
4.778 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.153 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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Broj	Naziv	Površina	Koeficijent	Neto korisna površina
<b>otvoreno</b>				
B-00.04	natkrivena terasa	25,85	0,5	12,92
B-01.07	nenaokrivena terasa	8,62	0,25	2,15
		<b>34,47 m<sup>2</sup></b>		<b>15,07 m<sup>2</sup></b>
<b>zatvoreno</b>				
B-00.01	WC	1,87	1	1,87
B-00.02	open space	44,7	1	44,7
B-00.03	spremište	2,12	1	2,12
B-01.01	stubište / hodnik	8,72	1	8,72
B-01.02	soba 1	12,8	1	12,8
B-01.03	kupaonica 1	5,35	1	5,35
B-01.04	garderoba 1	3,67	1	3,67
B-01.05	soba 2 / garderoba	17,81	1	17,81
B-01.06	kupaonica 2	4,79	1	4,79
		<b>101,83 m<sup>2</sup></b>		<b>101,83 m<sup>2</sup></b>
		<b>136,30 m<sup>2</sup></b>		<b>116,90 m<sup>2</sup></b>