

Villa

Kringa, Tinjan, Istria



Ref	RE-U-15213
Type	Villa
Region	Istria > Porec
Location	Kringa, Tinjan
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	135 sqm
Plot size	617 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 466 000

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Modern villa with swimming pool in Tinjan under construction!
Total area is 135 sq.m. Land plot is 617 sq.m. Swimming pool has 31 sq.m.
Construction should be completed in 2023.

The villa consists of a spacious living room which, according to the open space concept, is connected to the kitchen and dining room. Large glass walls have been installed throughout the living room and dining room, which allow a large influx of sunlight, which gives the space itself a large source of light, two comfortable bedrooms, each with its own bathroom, and one toilet and storage room. From the living room and the dining room you can go directly to the covered terrace where there is a swimming pool with a view of greenery, peace and quiet.

Heating of the house will be made possible by **underfloor heating and air conditioners**, which are also used for cooling on hot summer days.

There will also be a summer kitchen in the garden.

Not far from the village there are restaurants, a school and a kindergarten, a post office, a shop, a church and paths for a pleasant walk in nature.

Poreč and the beaches are less than 20 km from the village.

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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