

# Villa

## Tinjan, Istria



<b>Ref</b>	RE-U-20468
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Tinjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	20000 m
<b>Floorspace</b>	172 sqm
<b>Plot size</b>	1100 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 560 000

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Two semi-detached villettas for sale in a package, Tinjan!  
Location: 20 km from sea and Porec.  
Completion of construction is scheduled for summer 2024.

In a small town, only 1 km from Tinjan, we offer you a two-story house, with a net square footage of 172 m<sup>2</sup>, which will be located on a plot of land of 1100 m<sup>2</sup>.

The gross construction area is 182.25 m<sup>2</sup> (for both semi-detached villettas).

Each villetta will consist of an entrance hall, a kitchen with a dining room, a living room, a toilet with a bathroom, two bedrooms, one of which will have its own bathroom, a storage room and an uncovered terrace of 42.40 m<sup>2</sup>. There will also be a swimming pool of 24 sq.m. on the landscaped garden for each villetta.

Heating and cooling in the houses will be arranged through air conditioners.

The houses are sold on a turnkey basis, and in this initial phase the future buyer can actively participate in the creation of the interior of the houses themselves.

An excellent opportunity for an investment in the form of a tourist rental, but also for those who are looking for a warm home.

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>:  
3256 €

Average price/m<sup>2</sup> of this type  
in this region:  
4049 €

Median price/m<sup>2</sup> of this type  
in this region:  
3904 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4631 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3950 €

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STAN 1-2	
1	LIZAINI HOL 2,50m <sup>2</sup>
2	WC 2,42m <sup>2</sup>
3	SPAVACA SOBA 12,30m <sup>2</sup>
4	KUPAONICA 2,00m <sup>2</sup>
5	KUHINJA, BLAG. 18,00m <sup>2</sup>
6	DN. BORAVAK 12,42m <sup>2</sup>
7	KUPAONICA 3,40m <sup>2</sup>
8	SPAVACA SOBA 12,62m <sup>2</sup>
9	SPREMISTE 2,24m <sup>2</sup>
	UKUPNO NETO: 82,84m <sup>2</sup>
10	NEZAKRIVENA TERASA 42,40m <sup>2</sup>

VERTIKALNA PROJEKCIJA GRADEVINE: 182,25m<sup>2</sup>  
 GRADEVINSKA BRUTO PLOŠTINA: 182,25m<sup>2</sup>  
 BAZEN: 2 X 24,00=48,00m<sup>2</sup>

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