

Land plot

Tinjan, Istria

VILLA 1



Ref	RE-U-26235
Type	Land plot
Region	Istria > Poreč
Location	Tinjan
Front line	No
Sea view	No
Floorspace	260 sqm
Plot size	1095 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 147 000

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Urban land with a valid building permit for 260 sq.m. villa with swimming pool.
Total area of land is 1095 sq.m.

It will be a rustic villa with a modern design, where it will combine traditional with modern elements. The house extends through the basement, which is intended as a wine cellar, ground floor and first floor. The villa will offer on the ground floor a living room with an indispensable fireplace for a special atmosphere, a kitchen with a dining room, a bedroom, a bathroom and a terrace. On the first floor, there will be hallway, 3 bedrooms with their own bathrooms, two of which have their own terraces. A heated swimming pool of up to 60 m² with a jacuzzi will be installed in the garden. Location-wise, this property offers peace, privacy, a lot of nature in the surroundings, but all the necessary amenities for everyday life are 10 to 15 minutes away by car.

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
- Spa
- Garden
- Urbanized
- Building permit
- Modern

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Price per m²:
134 €

Average price/m² of this type
in this region:
190 €

Median price/m² of this type
in this region:
182 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
187 €

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Land plot of 1.000 m²

Big house, fully furnished with
stone, stone floor, stone
jane with natural fireplace
kitchen with granite countertop
4 bedrooms
swimming pool with stone

