

# Villa

## Tinjan, Istria



<b>Ref</b>	RE-U-28790
<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>	8000 m
<b>Floorspace</b>	127 sqm

Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
[www.adrionika.com](http://www.adrionika.com)

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<b>Plot size</b>	527 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 550 000

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We proudly present a new construction project located near the picturesque town of Tinjan. This project involves the construction of a private complex featuring standard villas designed with a blend of Italian villa style and Istrian architectural elements. The villas are harmoniously integrated into the surrounding landscape, characterized by stunning natural scenery, gentle hilly terrain, and cultivated farmland.

During construction, state-of-the-art materials will be used to ensure top-quality construction and provide maximum comfort in each villa. The villas will be equipped with cutting-edge technology from renowned global manufacturers. Additionally, meticulous attention has been paid to the interior layout of the villas to ensure that every room fulfills its intended purpose.

All villas in the complex are of equal size and layout, but prospective owners will have the opportunity to collaborate with the developer to customize the property according to their needs and preferences.

**PROPERTY DESCRIPTION:** This high-quality picturesque villa spans a total of 127.66m<sup>2</sup> of living space spread across two floors: the ground floor (73.73m<sup>2</sup>) and the first floor (53.93m<sup>2</sup>).

The ground floor features an entrance foyer leading to the open-plan living area without partition walls. Here, a spacious living room with a wood-burning fireplace and sliding glass doors provides access to and views of the courtyard and swimming pool. Adjacent to the living room is a kitchen area with a generous dining space, also with access to the covered terrace. Additionally, the ground floor includes a guest bedroom with an en-suite bathroom and access to the courtyard.

Furthermore, on the ground floor, the entrance foyer also houses a guest toilet and a staircase leading to the first floor, where two comfortable and spacious bedrooms are located. Each bedroom has its own en-suite bathroom and access to a shared terrace.

Upon completion of construction, the courtyard of 527 sq.m. will be fully landscaped and enclosed by a wall. Residents will have the opportunity to enjoy outdoor living surrounded by Mediterranean flora, maintained by an automatic irrigation system. The central feature of the courtyard will be a spacious pool with a saltwater electrolysis system and sunbathing area. Parking for up to 2 cars will be provided on the villa's grounds.

### ADDITIONAL INFORMATION:

- Villas are sold turnkey without furniture.
- Buyers have the opportunity to influence the construction process.
- Each villa will be equipped with air conditioning in every room and electric underfloor heating throughout.
- The property is subject to VAT, which means that for legal entities, the price can be reduced by the amount of tax.
- The estimated completion date is mid-2025.

For any further questions, necessary information, or to schedule a viewing of the villa, please feel free to contact us with confidence.

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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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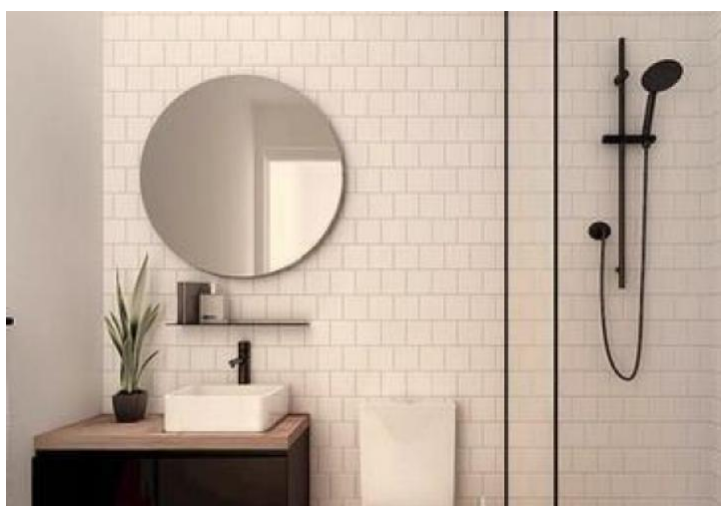
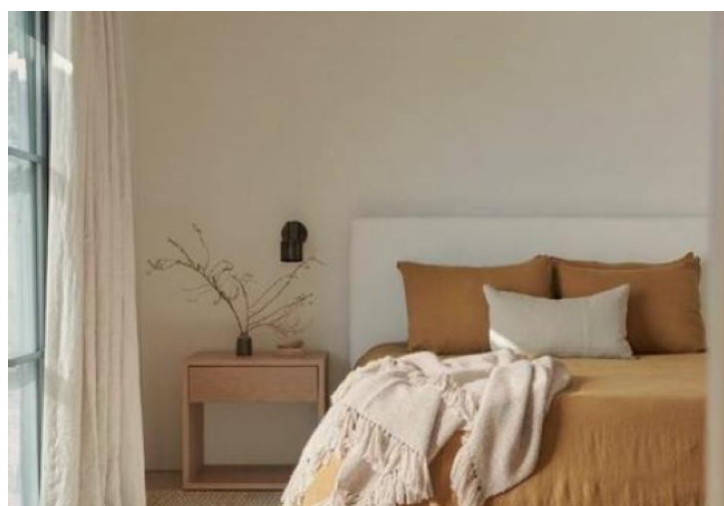


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