

Villa

Tinjan, Istria



Ref	RE-U-29340
Type	Villa
Region	Istria > Rovinj
Location	Tinjan
Front line	No
Sea view	Yes
Distance to sea	19000 m
Floorspace	300 sqm
Plot size	700 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 930 000

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Istrian rustic villa with swimming pool in Tinjan, with distant sea views, within virgin greenery.

For sale stands a quintessential Istrian stone house, boasting a 300 m² living space set upon a meticulously landscaped and enclosed 700 m² garden. Within this haven lies a 32 m² swimming pool accompanied by a sun deck.

The property includes private parking and a separate, air-conditioned annex designed for leisurely gatherings, furnished with a pool table, table tennis, television, and comfortable seating.

The ground floor of the villa hosts a spacious kitchen, adjacent dining area, and a living room adorned with a fireplace. Additionally, a charming bedroom fitted with a double bed, private shower, and a separate toilet can be found here. Ascending to the first floor reveals two bedrooms, each with en-suite bathrooms and balcony access offering serene nature views, with a distant glimpse of the sea. The entire villa is equipped with air conditioning.

This property is an exemplary investment opportunity, ideal for an established tourist rental or a tranquil family 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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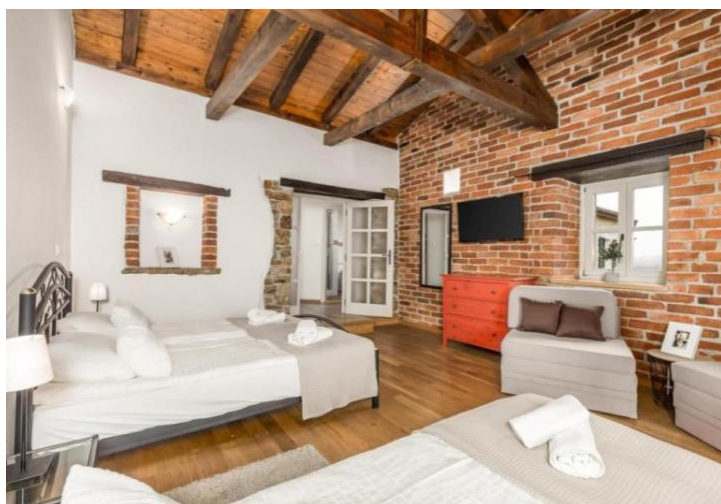
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