

# Villa

## Tinjan, Istria



|                         |               |
|-------------------------|---------------|
| <b>Ref</b>              | RE-U-25427    |
| <b>Type</b>             | Villa         |
| <b>Region</b>           | Istria > Pula |
| <b>Location</b>         | Tinjan        |
| <b>Front line</b>       | No            |
| <b>Sea view</b>         | No            |
| <b>Distance to sea</b>  | 20000 m       |
| <b>Floorspace</b>       | 85 sqm        |
| <b>No. of bedrooms</b>  | 2             |
| <b>No. of bathrooms</b> | 2             |
| <b>Price</b>            | € 300 000     |

Semi-detached house in a quiet place surrounded by nature in Tinjan!

In the quaint hamlet of Tinjan, nestled amidst the idyllic landscapes of Istria, lies a tapestry of wonders waiting to be explored. Here, amidst the rustic charm of old dry walls and tranquil lakes, visitors are invited to immerse themselves in the essence of Istria's unique allure.

Tinjan stands as the epitome of tourism in central Istria, boasting a rich tapestry of villas with swimming pools, cozy apartments, and welcoming campsites. Our residents have embraced tourism as a cornerstone of development, with over 150 rental properties gracing our picturesque municipality. Annually, more than 70,000 overnight stays paint a vibrant picture of Tinjan's hospitality.

Driven by a vision of sustainable growth, we have fervently invested in rural tourism, nurturing positive demographic trends and fostering economic vitality. Through the cultivation of selective tourism initiatives and innovative product design, we aim to elevate Tinjan as a premier destination for discerning travelers.

In the heart of this vibrant community, just a stone's throw from Tinjan, a charming two-story house awaits. With a net area of 85.84 square meters, nestled on a 550-square-meter plot, this abode embodies the essence of comfort and tranquility. Construction is set to commence on May 15th, with completion slated for the sixth month of the following year.

The house beckons with an inviting entrance hall, a spacious kitchen adorned with a dining area, and a cozy living room. Two bedrooms, one boasting its own ensuite bathroom, offer sanctuary after a day of exploration. A storage room and a sprawling 42.40-square-meter terrace provide ample space for relaxation and contemplation.

Embraced by lush greenery, a 24-square-meter swimming pool promises moments of blissful reprieve in the landscaped garden. Heating and cooling are seamlessly orchestrated through air conditioning, ensuring comfort in every season.

Sold as a turnkey haven, this residence offers a canvas for personalized expression, inviting the future owner to actively engage in shaping its interior. Whether seeking an investment opportunity in tourist rentals or yearning for a cherished retreat, this house embodies the warmth and hospitality of Tinjan.

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.

# Villa

## Tinjan, Istria



Price per m<sup>2</sup>:  
3529 €

Average price/m<sup>2</sup> of this type  
in this region:  
3620 €

Median price/m<sup>2</sup> of this type  
in this region:  
3601 €

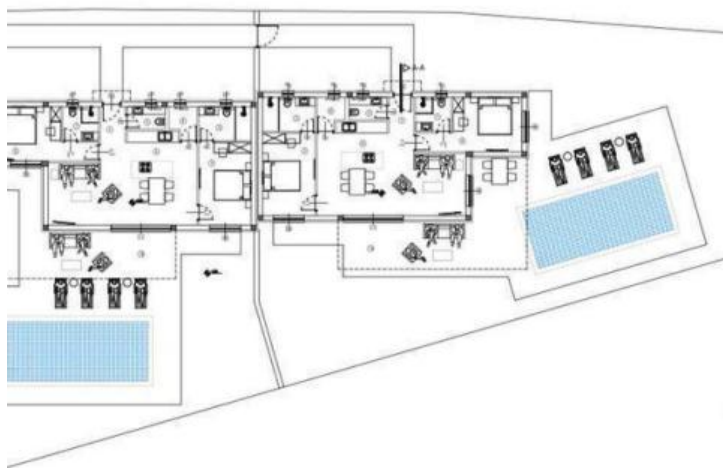
Average price/m<sup>2</sup> of this type  
in Croatia:  
4698 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3863 €



# Villa

## Tinjan, Istria



# Villa

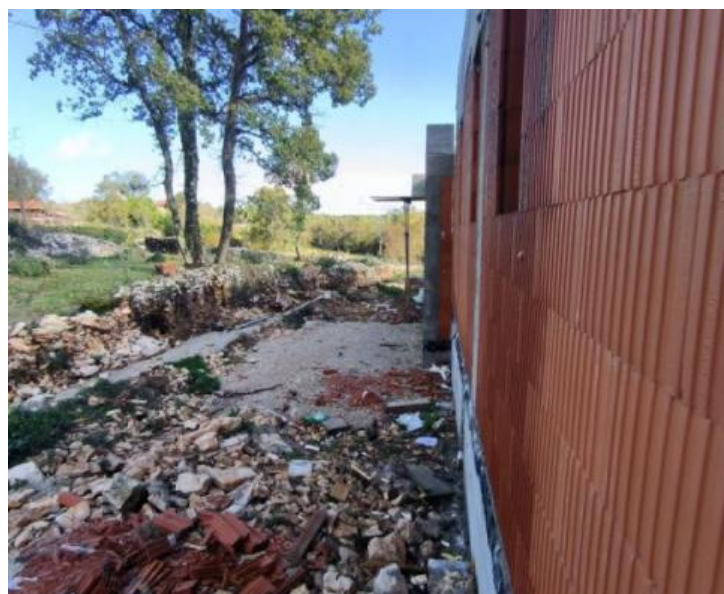
## Tinjan, Istria





# Villa

## Tinjan, Istria



# Villa

## Tinjan, Istria





# Villa

## Tinjan, Istria





# Villa

## Tinjan, Istria

### STAN 1-2

|    |                     |                     |
|----|---------------------|---------------------|
| 1  | ULAZNI HOL          | 2,50m <sup>2</sup>  |
| 2  | WC                  | 2,45m <sup>2</sup>  |
| 3  | SPAVAĆA SOBA        | 12,30m <sup>2</sup> |
| 4  | KUPAONICA           | 5,00m <sup>2</sup>  |
| 5  | KUHINJA, BLAG.      | 18,00m <sup>2</sup> |
| 6  | DN. BORAVAK         | 15,45m <sup>2</sup> |
| 7  | KUPAONICA           | 3,40m <sup>2</sup>  |
| 8  | SPAVAĆA SOBA        | 12,65m <sup>2</sup> |
| 9  | SPREMIŠTE           | 2,34m <sup>2</sup>  |
|    | UKUPNO NETO:        | 85,84m <sup>2</sup> |
| 10 | NENATKRIVENA TERASA | 42,40m <sup>2</sup> |

VERTIKALNA PROJEKCIJA GRADEVINE:  
GRADEVINSKA BRUTO POVRŠINA  
BAZEN

182,25m<sup>2</sup>  
182,25 m<sup>2</sup>  
2 X 24,00=48,00 m<sup>2</sup>