



Code :	01118
Location :	Tinjan
Building size :	137 m2
Lot size :	656 m2
Distance from center :	7000 m
Distance from sea :	20000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 745.000 €

Tinjan, surroundings

In a small village not far from Tinjan lies this beautiful modern villa with swimming pool. The villa is under construction, and the deadline for completion is at the beginning of 2024. The villa is located on a small hill, from which on a beautiful day there is a beautiful view of the Alps and the sea in the distance.

A small village is located in the western part of the Istrian peninsula, only 20 kilometers from Poreč.

The total living area of the villa is 137m2.

On the ground floor there is a large open space space with kitchen, living area and dining room of 52m2, there is also a toilet, pantry and boiler room. On the first floor of 62m2 there are three bedrooms with associated bathrooms. From one bedroom there is an exit to an uncovered terrace of 22m2.

From the ground floor there is an exit to a covered terrace with a summer kitchen and a sunbathing area of 36m2 and a heated swimming pool of 30m2 and storage space. The pool will be lined with ceramics.

The yard will be horticulturally landscaped, with set irrigation.

In the house it is envisaged to install underfloor heating on a heat pump.

The villa is sold unfurnished but there is a possibility of buying with furniture.

This beautiful villa is an excellent investment that guarantees a safe, stable and fast return on stakes if you want to engage in tourist rentals.



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The price of the property is expressed with VAT, which means that the buyer does not pay real estate transfer tax. Favorable for buyers who want to buy real estate through a company, and thereby reduce the price or recover value added tax.