



300 m<sup>2</sup> Porec, Croatia 650 000 EUR / 15 756 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7800</b>	Price	<b>650 000 EUR / 15 756 000 CZK</b>
Address	<b>Porec, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>300 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 070 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Balcony	<b>Yes</b>
Terrace	<b>Yes</b>	Cellar	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a villa in the town of Tinjan, in the heart of the picturesque Istrian countryside in Croatia. The villa stands on a plot of 1070 m<sup>2</sup> and has a living area of 300 m<sup>2</sup> spread over two floors. The plot is completely fenced and carefully landscaped, ensuring maximum privacy and comfort.

The interiors have been sensitively renovated with attention to detail and retain their authentic Istrian character. On the ground floor, you will find a spacious living room with a fireplace, which flows seamlessly into a fully equipped kitchen and dining area - ideal for family gatherings or entertaining friends. The house has three large air-conditioned bedrooms, each with its own bathroom, dressing room, and balcony overlooking the greenery and with a partial sea view. The layout ensures maximum comfort and privacy, making the house suitable for larger families or groups.

The outdoor areas include a swimming pool, sun terrace, and comfortable lounge area, which is the ideal place to relax during the summer days. An added bonus is a separate 50 m<sup>2</sup> entertainment building equipped with table tennis, PlayStation, darts, and table football. The property also offers ample private parking and a perfect balance between rustic charm and modern features, making it ideal for both permanent living and as a profitable rental investment.

The property is located in the quiet town of Tinjan, which is close to the historic and tourist-friendly town of Poreč. Tinjan offers a pleasant and peaceful environment, ideal for living and relaxing, while providing easy access to all the services and amenities offered by the larger town of Poreč - including shops, restaurants, schools, and medical facilities. Thanks to its location, residents can enjoy a peaceful village atmosphere while being a short distance from the sea, the harbor, and the cultural and sporting activities that Poreč has to offer.