

## Istra, Poreč -Tinjan,građevinsko zemljište s projektnom dokumentacijom luksuzne vile s bazenom, Tinjan, Land



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Poreč -Tinjan,građevinsko zemljište s projektnom dokumentacijom luksuzne vile s bazenom  
Property for: Sale  
Land type: Building lot  
Property area: 580 m<sup>2</sup>  
Price: 118,000.00 €  
Updated: Jul 29, 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Tinjan  
City area: Tinjan  
ZIP code: 52444



### Permits

Building permit: yes  
Ownership certificate: yes

### Description

**Description:**

Istria, Poreč, Tinjan An attractive building plot for sale with a project for a beautiful villa with stone details and a swimming pool. The land is located in a quiet location surrounded by nature and greenery. It is 15 km from the city of Poreč and the sea, 40 km from the border crossing, 60 km from Portorož airport, and 30 km from Pula airport. The land has a total area of 580 m<sup>2</sup>, with a valid building permit and a project for a modern villa in the Istrian style with a total area of 140 m<sup>2</sup>. Water contribution and utility contribution have been paid. The infrastructure for bringing water to the plot has been paid for and is in progress, while the cost of bringing electricity is borne by the buyer at his own expense. The facility and the pool have been staked out by a surveyor and construction can begin NOW! The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a nice location to build a modern house with its own garden in an attractive location that can be adapted for residential or vacation purposes as well as for tourist purposes. The buyer does not pay real estate sales tax in the amount of 3%, since the house is included in the VAT system. Ownership in order. The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or purchase agreement. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible. AGENCY ID CODE: 804 ID CODE: 804

**Additional contact info**

Reference Number: 613035  
Agency ref id: 804