



**Istria, Tinjan area, Exclusive villa with sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 630 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	970 m2
<b>Area</b>	206 m2
<b>Category</b>	For sale



**Surroundings of Tinjan**

Exclusive villa with a beautiful view of the sea.

The total gross area of the villa is 206.43 m2, providing a perfect combination of space and comfort.

It consists of the ground floor and the first floor, where on the ground floor we find a spacious living room, dining room and kitchen, two bedrooms with two bathrooms and one technical room.

On the first floor there are two bedrooms, one bathroom and a beautiful terrace with a fantastic view of the sea and nature. All rooms in the house will have underfloor heating, and each bedroom will have air conditioning, ensuring comfort at any time of the year.

This elegant villa also offers a spacious garden of 970 m2, which houses an impressive swimming pool measuring 12 x 4 meters, equipped with tiles and the latest pool technology.

Other features of this villa include PVC carpentry, shutters with electric motors, mosquito nets, bio-septic tank, premium ceramics, 2 covered parking spaces, fireplace, fenced plot with electric gate.

This is the ideal place for those looking for a luxurious lifestyle near the sea, combining comfort, elegance and a spectacular view.

Construction will start October 2024.



ID: HR-191-147324  
WWW.MERCURYSTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

We are at your disposal for all information!

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** [alina@mgroup.lv](mailto:alina@mgroup.lv)