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| Code : | 29418 |
| Location : | Tinjan |
| Building size : | 73 m ² |
| Lot size : | 22 m ² |
| Distance from center : | 9000 m |
| Distance from sea : | 0 m |
| Seaview : | No |
| Number of floors : | 2 |
| Number of rooms : | 3 |
| Number of bathrooms : | 1 |
| Year of construction : | n/a |
| Energy efficiency : | Not specified |

Price : 85.000 €

For sale is an old house/ruin with an approved reconstruction project, located on a plot of 95 m², situated in a small town near Sv. Lovreč and Tinjan. This property represents an ideal investment opportunity – the project is already completed, and the process of obtaining a building permit is underway.

Basic information:

Area of the existing ruin: 73 m²

Yard: 22 m²

Footprint of the existing building: 61.65 m² + external staircase 11.10 m²

External dimensions: 11.24 x 5.26 m (staircase 7.21 x 1.81 m)

Height to the eaves: 6.30 m

The reconstruction project envisions the construction of a family house on three levels (ground floor + first floor + attic), with one residential unit and access from the ground floor on the west side. It is planned to remove part of the external staircase for a more functional layout and a larger yard, while retaining the authentic character of the old Istrian house, adapted to modern living.

This property offers a perfect opportunity to create a charming home according to your own desires – whether for family living, vacation, or as an attractive investment.

For more ...