



Code :	28745
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

Old price : 95.000 €

New 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.



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