

Villa

Poreč, Istria



Ref	RE-U-15992
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	90 sqm
Plot size	370 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 370 000

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New technologies at Croatian market allow us to offer prefabricated modern villettas in Porec area with swimming pool.

There are several villettas for sale in a complex which will be completed in 2023.

This one has 90 sq.m. of surface and land plot of 370 sq.m.

Building details: The load-bearing walls will be of metal construction, covered with OSB boards and gypsum boards with the necessary thermal insulation, 35 cm thick. The ceiling structure will be made of metal construction, covered with gypsum boards with thermal insulation. Partition walls will be made of metal construction, coated with gypsum boards with sound insulation, 10-14 cm thick. The roof structure will be made of metal construction, coated with gypsum boards with thermal and waterproofing on the underside, and covered with Mediterranean tiles. The final protective-decorative coating will be applied to the external walls.

Planning details: The house will consist of an entrance hall, a spacious living room, an open space kitchen and dining room, two bedrooms, two bathrooms and a toilet. From the living room there is access to a spacious covered terrace that leads to the yard with a swimming pool. Heating of the house is planned with air conditioners that will be in every room and floor heating in the bathroom.

According to the agreement, there is the possibility of installing underfloor heating in other rooms as well as the possibility of other changes according to the wishes of the customer. This is an ideal opportunity for those who want real estate for investment purposes for tourism purposes or for everyday life.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
4111 €

Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

Average price/m² of this type
in Croatia:
4345 €

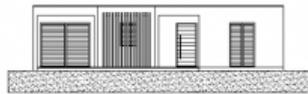
Median price/m² of this type
in Croatia:
3846 €

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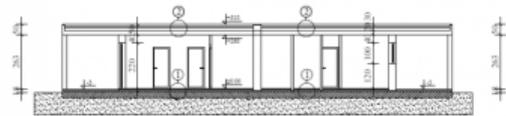
JUŽNO PROČELJE 1:1



APADNO PROČELJE 1:100



PRESJEK AA 1



- ①
 - les plošice 6 cm, sušiti 6 cm
 - polietilenska folija 0.02 cm
 - ekspandirani polistiren 7 cm
 - hidroizolacija
 - bitumenski prevlak
 - betonska ploča 20 cm
 - klinker 15 cm
- ②
 - folija
 - ekspandirani polistiren 15 cm
 - armirana beton ploča 10 cm
 - porocimentna malta
 - gips ploče 2 cm