

Villa

Poreč, Istria



Ref	RE-U-15988
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	95 sqm
Plot size	440 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 370 000

New condominium of prefabricated villas and villettas in Porec area cca. 8 km from the sea!
Total area of this unit is 95 sq.m. Land plot is 440 sq.m.

Technology:

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:

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.

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:
3895 €

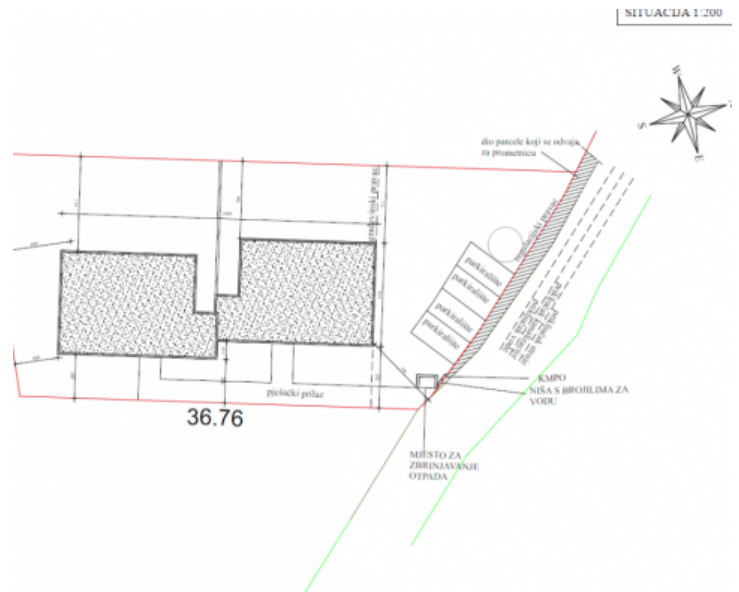
Average price/m² of this type
in this region:
3900 €

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

Average price/m² of this type
in Croatia:
4343 €

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

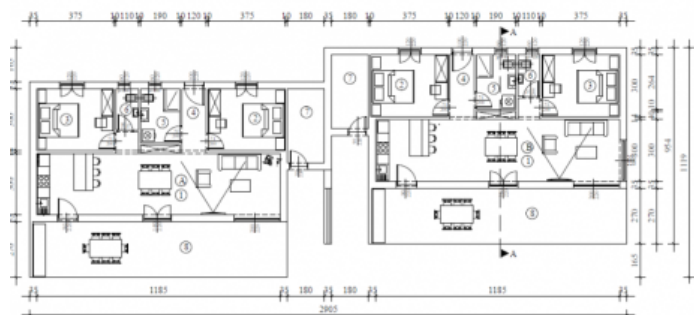
Poreč, Istria



Villa

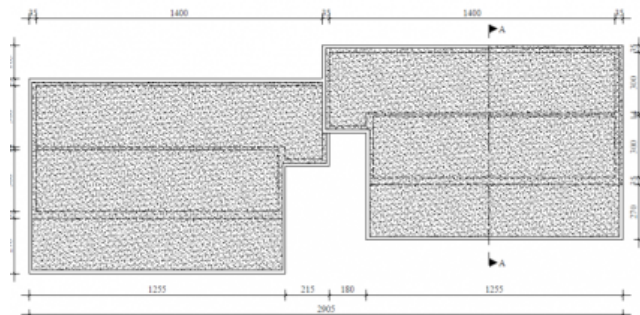
Poreč, Istria

TLOCRT PRIZEMLJA 1:



STAN A	STAN B
1. KUHINJA	1. KUHINJA
2. DOLJA KUHINJA	2. DOLJA KUHINJA
3. DOLJA KUHINJA	3. DOLJA KUHINJA
4. DOLJA KUHINJA	4. DOLJA KUHINJA
5. DOLJA KUHINJA	5. DOLJA KUHINJA
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9. DOLJA KUHINJA	9. DOLJA KUHINJA
10. DOLJA KUHINJA	10. DOLJA KUHINJA
11. DOLJA KUHINJA	11. DOLJA KUHINJA
12. DOLJA KUHINJA	12. DOLJA KUHINJA
13. DOLJA KUHINJA	13. DOLJA KUHINJA
14. DOLJA KUHINJA	14. DOLJA KUHINJA
15. DOLJA KUHINJA	15. DOLJA KUHINJA
16. DOLJA KUHINJA	16. DOLJA KUHINJA
17. DOLJA KUHINJA	17. DOLJA KUHINJA
18. DOLJA KUHINJA	18. DOLJA KUHINJA
19. DOLJA KUHINJA	19. DOLJA KUHINJA
20. DOLJA KUHINJA	20. DOLJA KUHINJA

TLOCRT KROVA 1:1



ISTOČNO PROČELJE 1:



ZAPADNO PROČELJE 1:100



UŽNO PROČELJE 1:100



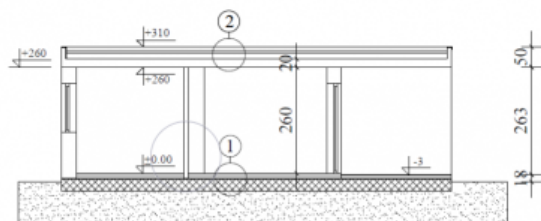
SEVERNO PROČELJE 1:100



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PRESJEK AA 1::



- | | |
|---------------------------------|-----------------------------|
| ① | ② |
| • les plošče v osov. smeri 6 cm | • stropa |
| • polistirenska folija 0.02 cm | • oblogovana plošča 15 cm |
| • oblogovana plošča 7 cm | • keramična izolacija 10 cm |
| • keramična folija | • parovodna teča |
| • keramični predstave | • gips ploče 2 cm |
| • keramična ploča 30 cm | |
| • izolacija 15 cm | |