

Villa

Juršići, Svetvinčenat, Istria



Ref	RE-U-14384
Type	Villa
Region	Istria › Pula
Location	Juršići, Svetvinčenat
Front line	No
Sea view	No
Floorspace	132 sqm
Plot size	460 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 395 000

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Modern stylish villa with swimming pool being built in Juršići, Pula!

Total area is 132 sq.m. Land plot is 460 sq.m.

On the ground floor we find the entrance, bedroom, bathroom with wc, living room, dining room, kitchen and covered terrace.

On the upper floor we find 2 bedrooms with separate bathrooms with toilet and hallway.

Technical details:

The villa is designed as a masonry structure - a system of load-bearing walls. The masonry walls together with the reinforced concrete circles, columns and beams form one whole.

Parts of the facade and pillars of the canopy are made of stone, the windows are made of stone, and the thermal insulation is 10 cm. The carpentry is PVC with ALU shutters.

The preparation of domestic hot water (DHW) will be performed in two storage tanks with a volume of 100 l, which are heated via an electric heater integrated in the tank.

The temperature will be adjusted via an integrated thermostat. Air conditioning will be provided in the living room and in each room.

The bathrooms, living room and dining room will be equipped with electric underfloor heating.

The faecal water of the residential building will be connected to the new watertight collection pit.

The villa is located in a quiet, green environment, and on the land plot there are 2 parking spaces. The swimming pool of 24 m² will be constructed.

Completion of villa construction is scheduled for autumn/winter 2022.

The villa is sold on a turnkey basis, ready, and interior design is an option that can be further selected.

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.

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Price per m²:
2992 €

Average price/m² of this type
in this region:
3620 €

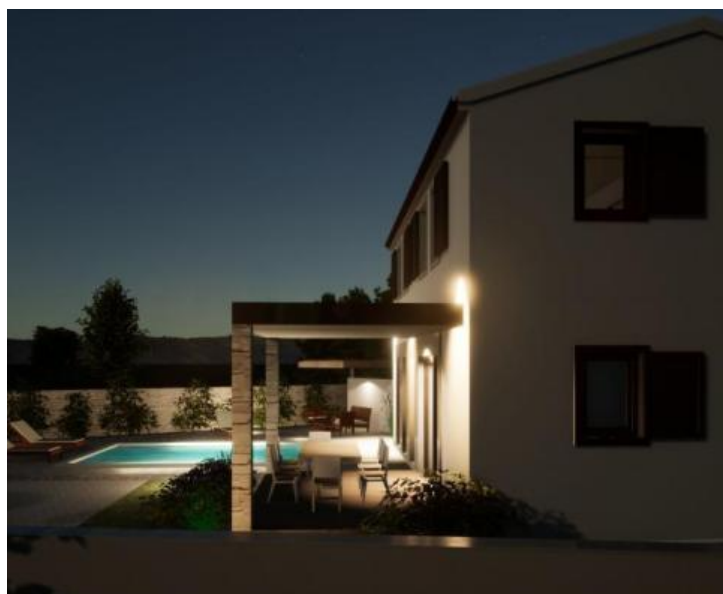
Median price/m² of this type
in this region:
3601 €

Average price/m² of this type
in Croatia:
4700 €

Median price/m² of this type
in Croatia:
3861 €

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