Villa
Poreč, Istria

Ref	RE-U-15995
Type	Villa
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	182 sqm
Plot size	540 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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Prefabricated new modern villa with swimming pool within new luxury condo of several villas in Porec area! Total surface is 182 sq.m. Land plot is 540 sq.m.

Construction 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:
This charming villa is spread over the ground floor and first floor. The ground floor will contain a spacious living room, kitchen, two bedrooms, each with its own bathroom, wc and laundry room. From the living room we go out to a beautiful terrace with a swimming pool of 28.80 m2 and a sun deck located on a spacious, beautifully landscaped garden. Internal stairs lead to the first floor where there will be two more bedrooms, each with its own bathroom. From the rooms you can access another spacious terrace, which is ideal for sunbathing during the summer months. There is also a sauna on the first floor, which is perfect for cold winter days.
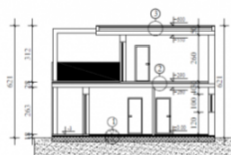
Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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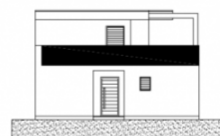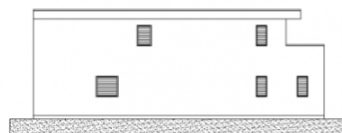adrionikainfo@gmail.com
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PRESJEK AA 1:100

① ker. pločice u cem. mortu 6 cm
polietilenska folija 0.02 cm
ekspandirani polistiren 7 cm
hidroizolacija
bitumenski predmaz
betonska ploča 30 cm
kaldrma 15 cm

② pod 10 cm
metalna konstrukcija
gips ploče 2 cm

③ limak
folija
ekspandirani polistiren 15 cm
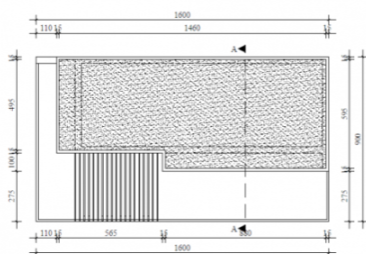metalna konstrukcija 10 cm
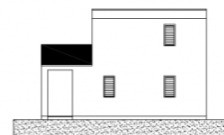paronepusna traka
gips ploče 2 cm

SJEVERNO PROČELJE 1:100

ISTOČNO PROČELJE 1:100

TLOCRT KROVA 1:100

JUŽNO PROČELJE 1:100

ZAPADNO PROČELJE 1:100

SITUACIJA 1:200

TLOCRT KATA 1:100

TLOCRT PRIZEMLJA 1:100

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