



Ref RE-U-15994

Type Villa

Region Istria > Porec

LocationPorečFront lineNo

Sea view No

Distance to sea7000 mFloorspace90 sqmPlot size360 sqm

No. of bedrooms 2
No. of bathrooms 2

Price € 370 000



New modern semi-detached villa with swimming pool in Porec area! Total surface is 90 sq.m. Land plot is 360 sq.m. The villa will be built as a prefabricated building.

Construction and 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.

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: 3896 €

Median price/m² of this type in this region: 3869 €

Average price/m² of this type in Croatia: 4698 € Median price/m² of this type in Croatia: 3865 €

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