

Villa

Poreč, Istria



Ref	RE-U-16103
Type	Villa
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	2700 m
Floorspace	224 sqm
Plot size	772 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

Villa of utmost luxury and with sea view in Porec area is being constructed.

It is just 2,5 km from wonderful beaches within peace and greenery.

Completion of construction is expected in 2023.

A villa with a total area of 224.95 m2 is located on a plot of 772 m2.

The ground floor will consist of an entrance hall, a toilet, a laundry room, a technical room, a wellness area with a sauna, a kitchen with a dining room and a spacious living room with an open space concept with direct access to a covered terrace with a fireplace and a garden ideal for entertaining and relaxing with friends and family. In front of the covered terrace there is a swimming pool with a total area of 32 m2 with a sun deck where you can enjoy it in the warm summer months.

The first floor of this beautiful villa consists of a hallway, four bedrooms with private bathrooms and access to a covered terrace.

On the second floor, there is a roof terrace with a view of the sea and jacuzzi.

Heating and cooling in this modern villa will be through floor heating with a heat pump and air conditioning.

The villa will get two parking spaces, alarm and video surveillance, 25 cm brick + 10 cm thermal insulation.

Carpentry (aluminium, anthracite color, three-layer glass).

The project and declared standards of quality are very promising.

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.

Property advantages:

- Roof terrace
- Swimming pool
- Spa
- Sauna
- Floor heating
- Garden
- Modern

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Average price/m² of this type
in this region:
3.999 €

Median price/m² of this type
in this region:
3.866 €

Average price/m² of this type
in Croatia:
4.566 €

Median price/m² of this type
in Croatia:
3.950 €

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prorica	ker. pločice	5,80	1,00	5,80
wc	ker. pločice	2,40	1,00	2,40
wellness	ker. pločice	17,64	1,00	17,64
hodnik	ker. pločice	11,38	1,00	11,38
grijanje i spremište	ker. pločice	7,25	1,00	7,25
stubište	ker. pločice	11,74	1,00	11,74
dnevni prostor	parkef	55,65	1,00	55,65
ukupno				145,59

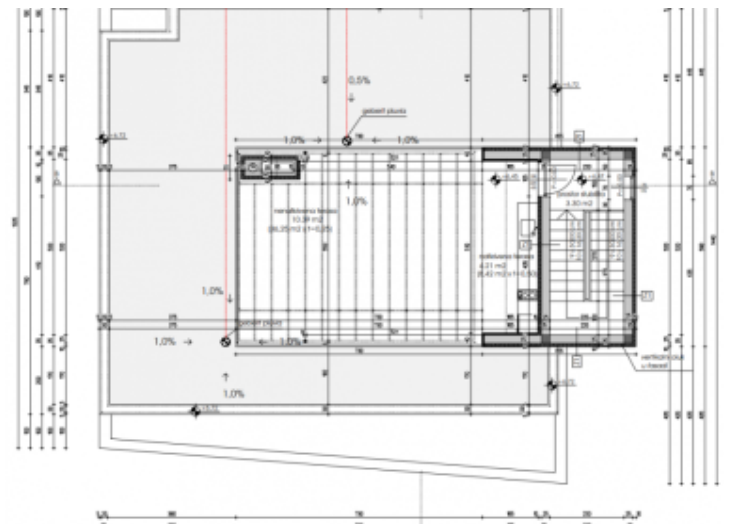
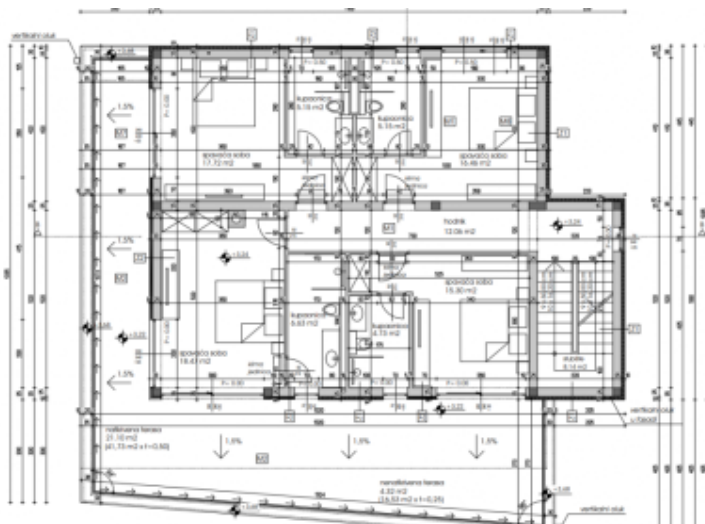
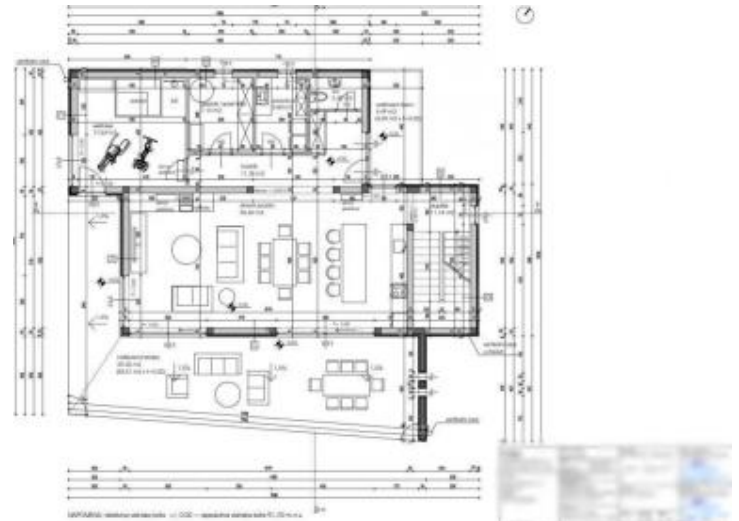
145,59

PRVI KAT				
stubište	parkef	8,14	1,00	8,14
hodnik	parkef	12,06	1,00	12,06
spavaća soba	parkef	16,46	1,00	16,46
kupaonica	ker. pločice	5,15	1,00	5,15
kupaonica	ker. pločice	5,15	1,00	5,15
spavaća soba	parkef	17,72	1,00	17,72
spavaća soba	parkef	18,47	1,00	18,47
kupaonica	ker. pločice	6,63	1,00	6,63
kupaonica	ker. pločice	4,73	1,00	4,73
spavaća soba	parkef	15,30	1,00	15,30
natkrivena terasa	ker. pločice	41,73	0,50	20,87
nenatkrivena terasa	ker. pločice	16,53	0,25	4,13
ukupno				134,81

134,81

DRUGI KAT				
prostor stubišta	parkef	3,30	1,00	3,30
natkrivena terasa	ker. pločice	8,42	0,50	4,21
nenatkrivena terasa	ker. pločice	36,25	0,50	18,13
ukupno				25,64

25,64



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