

Villa

Brtonigla, Istria



Ref	RE-U-20615
Type	Villa
Region	Istria > Porec
Location	Brtonigla
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	216 sqm
Plot size	1024 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 200 000

Villa of modern charm in Nova Vas, Brtonigla, under construction!

Total area is 216 sq.m. Land plot is 1024 sq.m.

Sea and beaches are cca. 9 km from the villa, in Porec outskirts.

Planning:

On the ground floor there is a living room with a dining room and a kitchen, a toilet, a storage room, two rooms with attached bathrooms and anterooms, and a covered terrace with access to the 50m² swimming pool and sunbathing area.

On the first floor, there is the main entrance to the house, a hallway and two bedrooms with attached bathrooms, an entrance hall and a balcony.

The net area of the house is: ground floor 141.25 m² and 1st floor 75.10 m², i.e. a total of 216.35 m². The orientation of the house is south.

The spaces will be heated by a heat pump, which also serves to cool the premises during the summer months. Vehicle parking for 3 cars is provided within the building plot.

Construction of the house:

The construction elements that make up the house are AB load-bearing walls and brick load-bearing walls 30 cm wide covered with 10 cm thermal insulation, stiffened with horizontal and vertical cerclages. The floor slab is made of 30 cm thick AB concrete with layers of hydro and thermal insulation on stone cobblestones. The mezzanine construction is an AB board with a thickness of 20 cm. Partition walls are brick, 10 cm thick.

Roof construction and cover: The roof is flat reinforced concrete with hydro and thermal insulation and gravel as the final layer.

Finishes: all interior walls and ceilings are planned to be plastered with extension plaster and painted with dispersive paint, bathrooms are lined with ceramics.

Floors: all floors, depending on the purpose, are covered with ceramic or wood.

Carpentry: the external carpentry is an aluminum lock with a broken thermal bridge, glazed with iso glass, the internal carpentry is wooden.

Villa size:

20.80 x 12.90 m, height 6.45 m, measured from the finally arranged terrain along the front of the building to the lower edge of the east flat roof of the last floor. The total height of the ridge is 7.25 m. In addition to the basic building, it is planned to build an outdoor uncovered swimming pool with a water surface of 44.16 m², with a total area of 50 m².

The swimming pool will be located on the western part of the building plot. The swimming pool will have maximum dimensions of 10.0m x 5.0m (internal water dimensions 9.60 x 4.60m), a depth of 1.5m and a usable area of 44.16 m². The shell of the swimming pool is made of waterproof reinforced concrete with a thickness of 20.0 cm. In the continuation of the swimming pool, an engine room will be constructed, which will be buried.

The villa will be connected to the water supply, electricity and telecommunications networks.

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Until the conditions for connection to the public drainage network are created, fecal waste water will be sent to its own bio disk with an absorption well.

The purpose of the building is an economic-hospitality-tourist building - villa "A" (P+1) with one residential unit and an outdoor uncovered swimming pool (50.00m²).

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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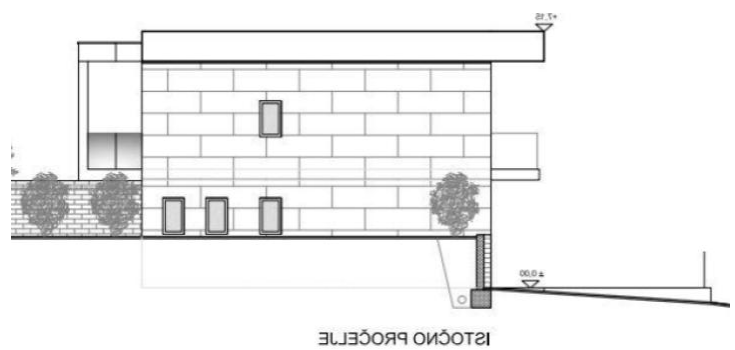
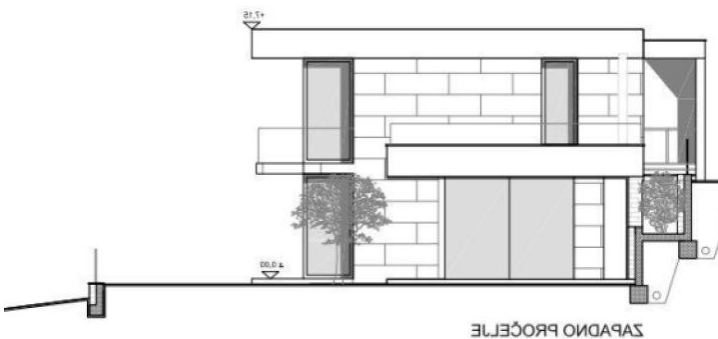
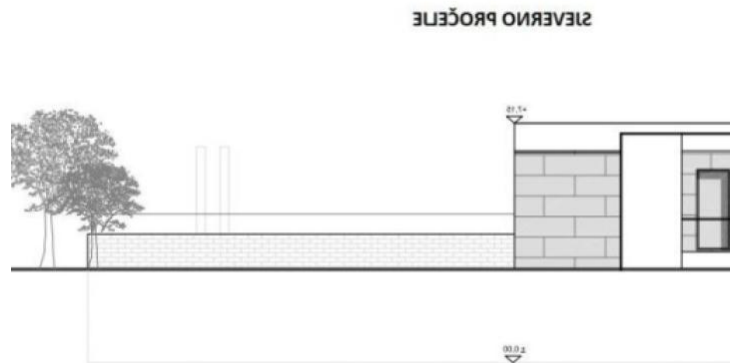
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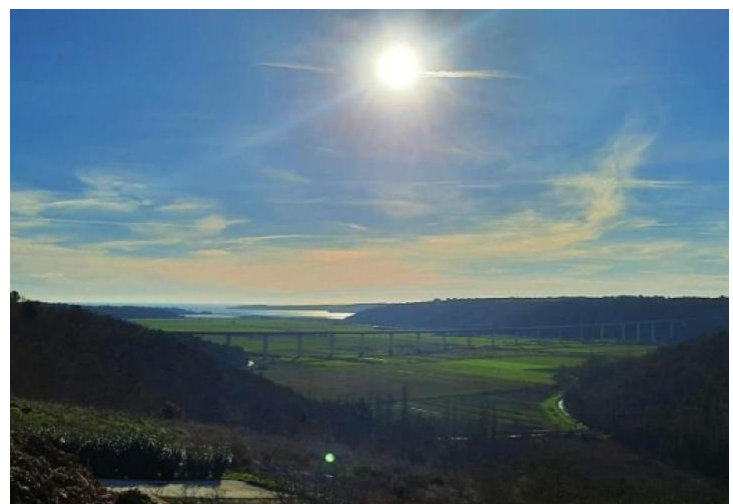
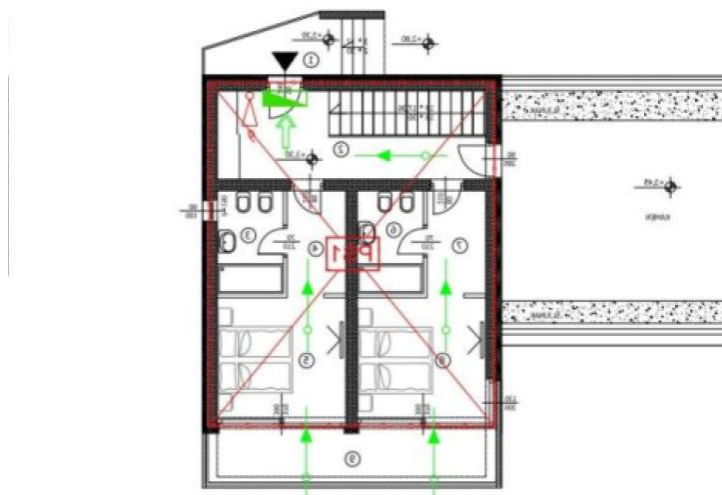
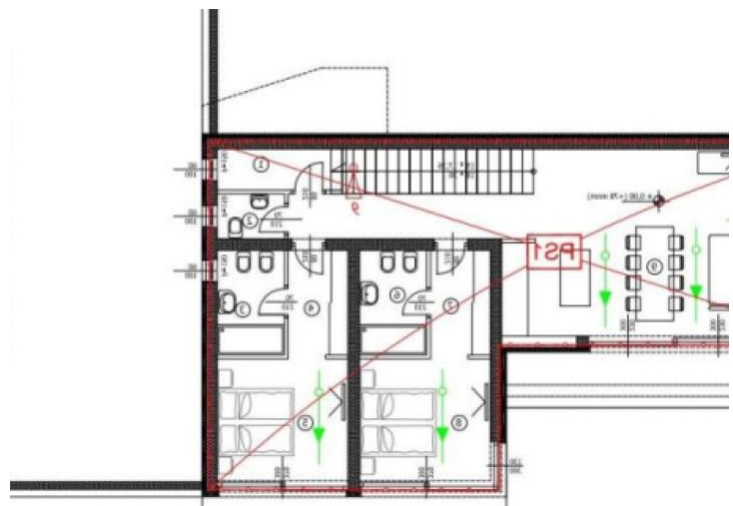
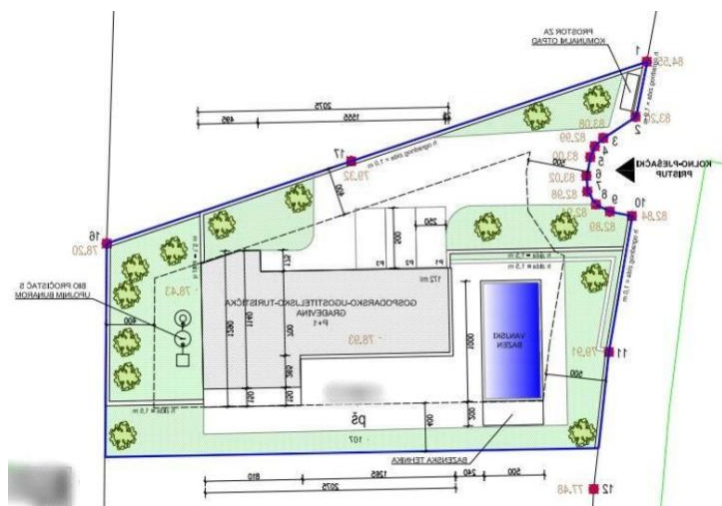
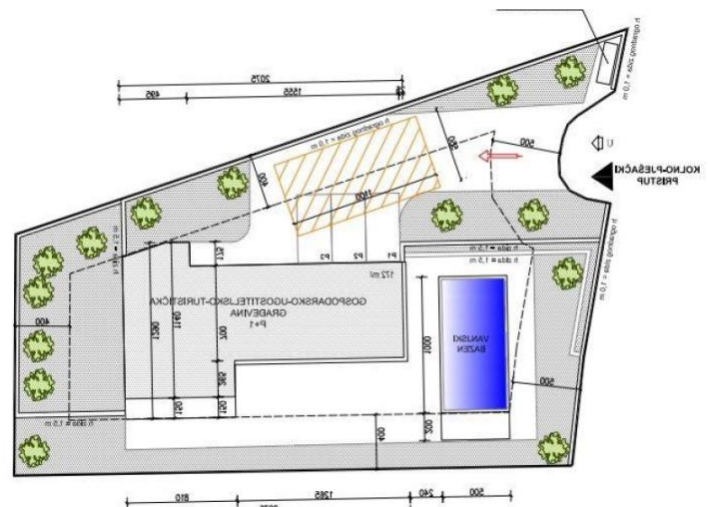
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