



Istrian Estancias

INVESTMENT OPPORTUNITY



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Masterplan

Five land plots for five beautiful villas!

Living areas of the villas are from 310 to 547 m². Each villa has also a guest house of 153 m² and swimming pool of 84 m².

Traditional building style and the local architecture are respected.

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Front of the building

FRONT OF THE BUILDING
FOR THE PURPOSES OF
RURAL TOURISM
M 1: 200

NORTHWEST FRONT
M 1: 100

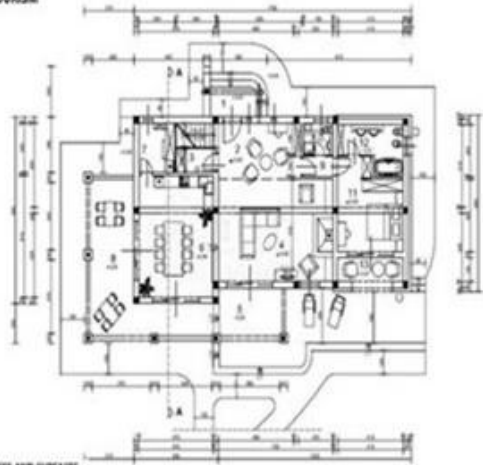


SOUTHEAST FRONT
M 1: 200



Ground floor plan

GROUND FLOOR PLAN OF
THE BUILDING FOR THE
NEEDS OF RURAL TOURISM
M 1:200



PREMISES AND SURFACES:

1. entrance porch	P = 7,47m ²	6. kitchen and dining room	P = 30,94m ²	11. bedroom	P = 18,37 m ²
2. entrance space	P = 15,56 m ²	7. storage	P = 5,75 m ²	12. bathroom	P = 8,26 m ²
3. storage	P = 3,00 m ²	8. covered terrace	P = 36,14 m ²	13. loggia	P = 6,26 m ²
4. living room	P = 38,68 m ²	9. anteroom	P = 1,59 m ²	GROUND FLOOR total	P = 187,21 m²
5. covered terrace	P = 12,77 m ²	10. wc	P = 2,95m ²		



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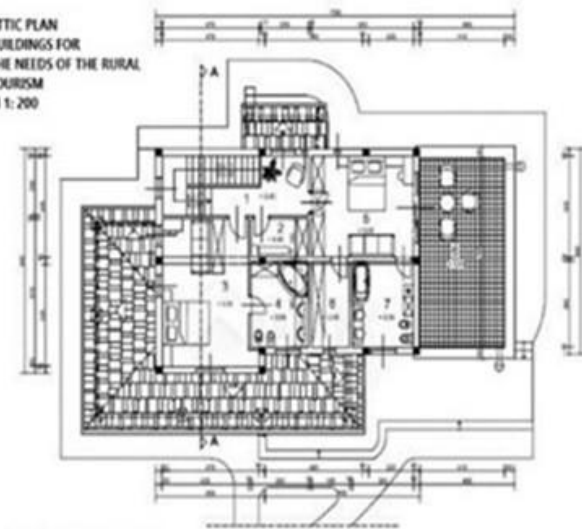


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Attic plan

ATTIC PLAN
BUILDINGS FOR
THE NEEDS OF THE RURAL
TOURISM
M 1: 200

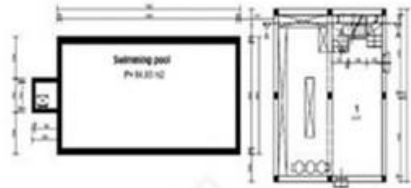


PREMISES AND SURFACES

1.hallway and stairs	P = 17.91 m ²
2.utility	P = 4.48m ²
3. bedroom	P = 26.58 m ²
4. bathroom	P = 10.04 m ²
5. bedroom	P = 21.77 m ²
6. terrace	P = 33.08 m ²
7.bathroom	P = 10.55m ²
8. wardrobe	P = 6.64 m ²
ATTIC total	P = 131.05 m ²

Basement floor plan

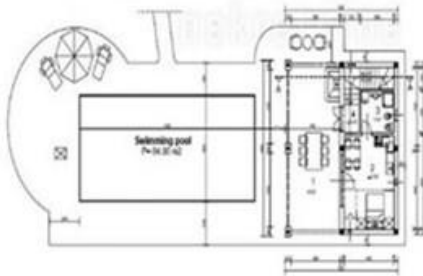
BASMENT FLOOR PLAN
 AUXILIARY BUILDINGS
 FOR YOUR OWN NEEDS
 M 1: 200



PREMISES AND SURFACES

1. basement	P = 61,81 m ²
2. storage	P = 4,22 m ²
3. stairs	P = 2,18 m ²
BASMENT total	P = 70,21 m²

GROUND FLOOR PLAN
 AUXILIARY BUILDINGS
 FOR YOUR OWN NEEDS
 M 1: 200



PREMISES AND SURFACES

1. terrace covered	P = 12,81 m ²
2. kitchen, dining room	P = 21,40 m ²
3. bedroom	P = 12,9 m ²
4. hallway and stairs	P = 7,94 m ²
GROUND FLOOR total	P = 55,06 m²

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