

Mini-hotel

Medulin, Istria



Ref	RE-U-32180
Type	Mini-hotel
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	No
Distance to sea	600 m
Floorspace	325 sqm
Plot size	910 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 1 200 000

Guest House with 4 apartments Located in a Quiet Street Near the Town Center, 600 meters from sandy beach!

We present a high-quality, renovated, and well-maintained apartment house situated in a peaceful and quiet area of Medulin.

This property offers its future owners everything needed for a secure and peaceful family life and also represents a sound investment opportunity with potential for rental income.

DESCRIPTION OF THE HOUSE: The house is set on a plot of 910 m², with a total of 325 m² of living space distributed over two floors. It includes 4 apartments.

On the ground floor, there are 3 apartments: one with a single bedroom and two studio apartments. Each apartment has its own terrace with access to the house's yard, providing privacy and comfort. Each apartment also features an equipped kitchen, dining area, living room, and bathroom.

The first floor, accessible via a staircase, houses the largest apartment, offering 150 m² of living space. The entrance leads to a hallway with a cloakroom area, which opens into a spacious open-plan living area without partition walls. This includes a 50 m² living room with access to a covered terrace, a dining area, and an equipped kitchen. The apartment also comprises 4 comfortable bedrooms, 3 bathrooms, and an additional balcony.

The property includes a garage with space for one car, and a small studio apartment that can serve as staff accommodation or additional storage space or as a cellar for entertaining friends and family.

DESCRIPTION OF THE GROUNDS: The spacious fenced plot, accessed through a gate from the asphalt road, offers ample parking for several cars. The front garden is beautifully landscaped, while the backyard is an ideal space for relaxation and entertainment, offering maximum privacy. The central feature of the backyard is a large swimming pool with a sun deck, alongside a covered terrace with a dining table and barbecue.

The grounds are adorned with various Mediterranean plants, enhancing the outdoor experience with vibrant colors and pleasant aromas. Additionally, there is an auxiliary building of 12 m², which can be used for storage, as well as an outdoor toilet and shower.

ADDITIONAL INFORMATION:

- The house is sold fully furnished and is ready for immediate occupancy.
- The property has clear ownership, with a single owner and no encumbrances, and all necessary documentation is available.
- Each apartment is equipped with air conditioning, and the larger apartment on the first floor has a chimney with the option to install a pellet or wood stove.
- New 8 cm facade insulation has been installed, ensuring a comfortable and safe stay in the house.

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- All amenities needed for daily life are just a few minutes away by foot or car.
- The house is ideal as a combination of a private residence and a vacation property.

For any additional questions, information, or to schedule a viewing of the house and its location, please feel free to contact us at any time.

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:

Garage
Swimming pool
Storage
Garden

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Price per m²:
3.692 €

Average price/m² of this type
in this region:
2.498 €

Median price/m² of this type
in this region:
2.298 €

Average price/m² of this type
in Croatia:
2.709 €

Median price/m² of this type
in Croatia:
2.332 €

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