

# Mini-hotel

Ližnjan, Istria



<b>Ref</b>	RE-U-43267
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	283 sqm
<b>Plot size</b>	541 sqm
<b>No. of bedrooms</b>	9

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**No. of bathrooms**

6

**Price**

Price upon request

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## Ližnjan, Istria



Apartment house with 5 apartments for sale in Liznjan, Pula, just 1 km from the sea!  
Total area is 283 sq.m. land lot is 541 sq.m.

On the ground floor of the house there are 2 studio apartments.

On the mezzanine there is a large apartment with three bedrooms, one bathroom, toilet, kitchen and terrace of approximately 40m<sup>2</sup>.

On the first floor there is a one-bedroom apartment of 40 m<sup>2</sup> with a terrace, kitchen and living room, one bathroom and bedroom.

On the second floor there is a large apartment with three bedrooms, kitchen, one bathroom, toilet, and terrace of approximately 40m<sup>2</sup> with a beautiful view of the sea and Kvarner.

In the basement there is a large area of 80m<sup>2</sup> equipped as a kitchen and dining room, storage room, 2 toilets and 1 bathroom with shower. The space is for use by all apartments.

The house has gas central heating.

Each apartment in the building has a separate electricity meter while the water meter is shared.

The house is used for tourist purposes.

The property needs refreshment and minor investment.

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:**

Storage

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## Ližnjan, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
2.498 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.298 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2.709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.332 €

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