

Mini-hotel

Pula, Istria



Ref	RE-U-7449
Type	Mini-hotel
Region	Istria > Pula
Location	Pula
Front line	No
Floorspace	420 sqm
Plot size	700 sqm
No. of bedrooms	8
No. of bathrooms	3
Price	€ 850 000

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Apartment house for sale on the outskirts of Pula - proximity to the beach!

This cosy holiday home with a swimming pool is surrounded by greenery. It gives you the impression that you are miles away from the urban fuss, even though you are only a few kilometers away from the city center. In the basement there is a kitchen, bathroom and a covered terrace. Spacious tavern with fireplace with access to a covered terrace and pool. The pool (8.5x4) has a secured children's section. The ground level has two bedrooms and a bathroom. The first level has a large living room with access to a terrace of 70 m², kitchen and dining room. A few stairs lead to the next floor, where there are 3 bedrooms and a bathroom. In the attic there is a bathroom, a kitchenette connected to the bedroom, and the lowest ceiling height is 40 cm. On the 4th floor also in the attic there are 3 more bedrooms and a bathroom. Possibility to build a roof terrace. Also, the house with 4 parking spaces has a large garage of 70 m². Electric heating, wood stove, air conditioning (3 pcs). Complete thermal insulation. The house is located on a green garden of 700 m². Just a few minutes easy drive to the beaches in Stinjan. The beaches in Valbandon and Fažana will surely delight you, and for those who want to spend a day on the sandy beach, Medulin is the best destination. Visit the city center with numerous Roman monuments, the most famous of which is the Pula amphitheater Arena. The house can accommodate up to 14 guests - good return!

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
- Garage
- Swimming pool
- Garden
- Urbanized

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Price per m²:
2.024 €

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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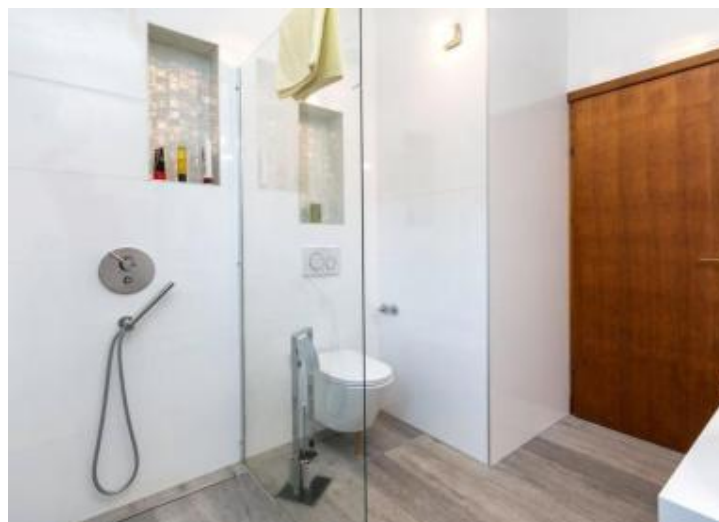
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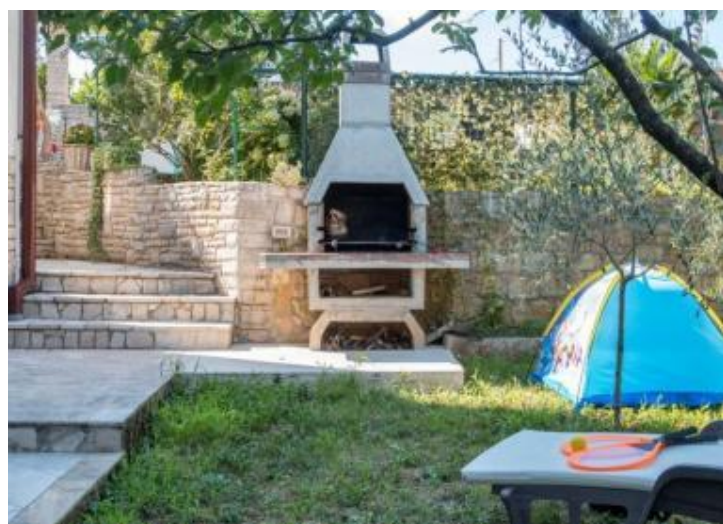
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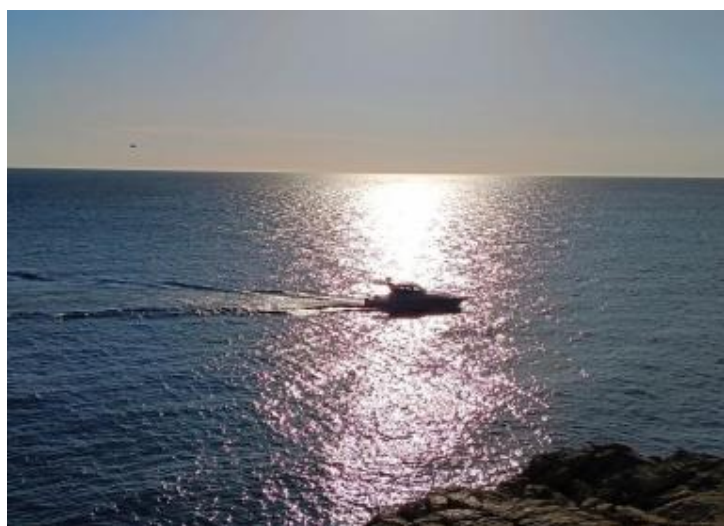
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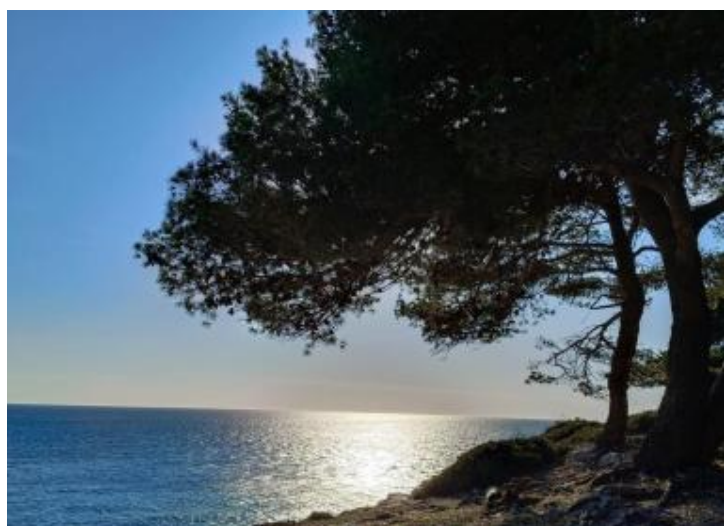
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