Mini-hotel
Novigrad, Istria

Adrionika
Real Estate in Croatia



Ref	RE-U-8565
Type	Mini-hotel
Region	Istria › Novigrad
Location	Novigrad
Front line	No
Sea view	Yes
Floorspace	516 sqm
Plot size	500 sqm
No. of bedrooms	13
No. of bathrooms	7
Price	€ 1 000 000

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Well-established touristic business of 5 apartments in Novigrad!
Land plot is 500 sq.m.
Surface of the building is 516 sqm. It remind chalet in style.

The ground floor consists of a large apartment with hallway, 3 bedrooms, living room, kitchen, bathroom and access to a covered terrace in front of which is a garden with fireplace.
On the first floor of the house are two apartments. The first apartment has two bedrooms, while the second apartment has three bedrooms.
Both apartments have a bathroom, living room and dining room. On the first floor there is another additional room with a bathroom.
On the second floor of the house are two more apartments. Each apartment has two bedrooms, living room, kitchen, bathroom and exit to the covered terrace.
All apartments have their own covered terrace with fireplace. The garden is fully fenced with a swimming pool of 32m2 built of quality materials, a summer kitchen and a common tavern for socializing.

Benefits of the property:
- swimming pool
- summer kitchen and BBQ area
- tavern for socializing
- garage
- spacious parking area for 5 cars

House was built in 1991-1992 and completely refurbished in 2017.
Tourist properties are rarely for sale in Novigrad area. This is an exception.

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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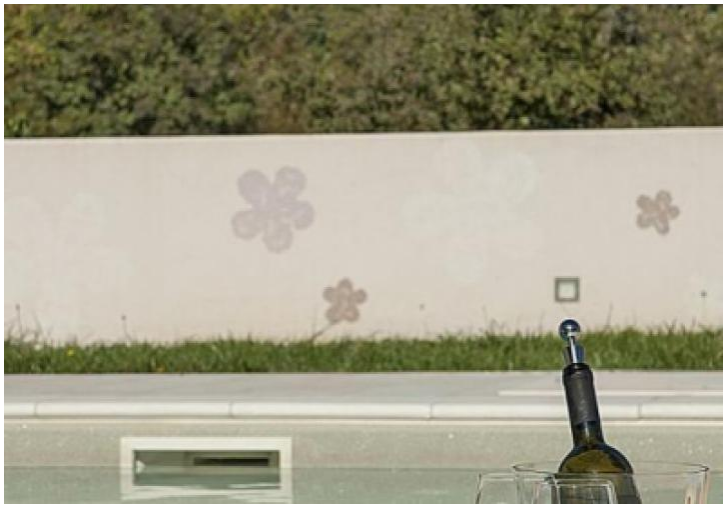












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