

# Mini-hotel

Peroj, Vodnjan, Istria



<b>Ref</b>	RE-U-38228
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Peroj, Vodnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	650 sqm
<b>Plot size</b>	185 sqm

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<b>No. of bedrooms</b>	20
<b>No. of bathrooms</b>	13
<b>Price</b>	€ 2 490 000

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Mini-hotel in PEROJ just 600 meters from the sea with swimming pool.  
Building was originally built in the 90s but completely refurbished in 2016-2018 last time.  
Total area is 650 sq.m.  
Property offer the following accommodation units:

- 4 apartments with 3 bedrooms each
- 1 apartment with 2 bedrooms
- 1 studio with 2 bedrooms
- 1 studio with 1 bedroom
- 2 double rooms
- 3 double rooms

Property also has a restaurant with shared kitchen, storage, technical spaces, laundry, swimming pool 32 sq.m. with salt water, solar panels.

Additional benefits are two BBQ zones with dining areas, parking for 10 cars.

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:**

Swimming pool  
Storage

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Price per m<sup>2</sup>:  
3.831 €

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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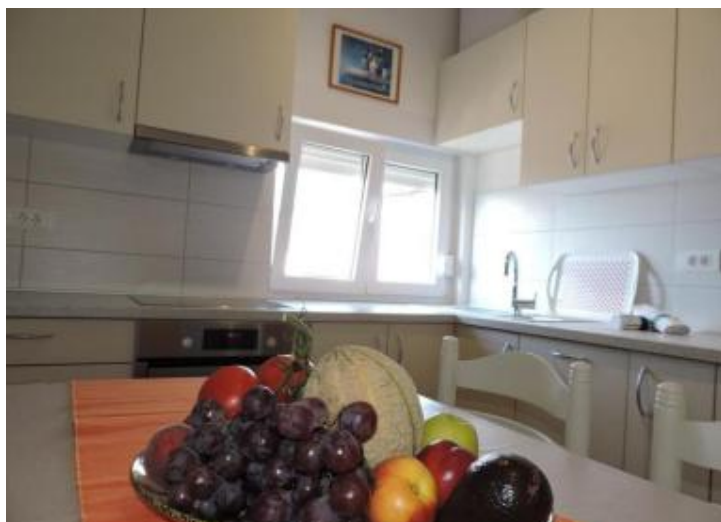
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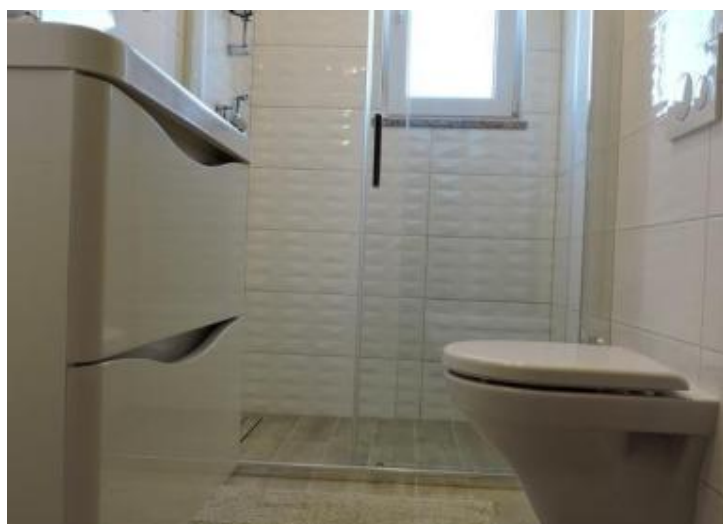
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