

Mini-hotel

Štinjan, Pula, Istria



Ref	RE-U-7549
Type	Mini-hotel
Region	Istria > Pula
Location	Štinjan, Pula
Front line	No
Sea view	Yes
Distance to sea	700 m
Floorspace	561 sqm
Plot size	540 sqm
No. of bedrooms	10
No. of bathrooms	7
Price	€ 860 000

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Apart-house of tourist function in Štinjan of 560 m² with sea view - 700 m from the sea!

On the ground floor there is a 2 bedroom + living room apartment consisting of two bedrooms, bathroom, kitchen, dining room, living room, two hallways, pantry and a covered terrace with access to the yard where there is a green area, playground and paved terrace with barbecue. , total living area 163.48 m².

Also, the tavern and the common boiler room are also located on the ground floor, as well as a smaller 1 bedroom + living room with 1 bedroom, living room and kitchen, hallway and bathroom.

On the high ground floor there is a 3 bedroom + living room apartment consisting of 3 bedrooms, spacious living room, kitchen and dining room, bathroom, toilet, two pantries and a balcony overlooking the sea and the Brijuni Islands, total living area 170 , 39 m².

On the 1st floor there is a 3 bedroom + living room apartment consisting of 3 bedrooms, living room, kitchen with dining area, 2 bathrooms, pantry and 2 terraces overlooking the sea.

On the 2nd floor there is a 1 bedroom + living room apartment consisting of 1 bedroom, living room, kitchen, bathroom and balcony with panoramic sea views!

The first and second floor together have 207.15 m² of living space.

An internal staircase connects all floors, including a garage and a basement with two bedrooms, a living room, a laundry room, a boiler room, and a courtyard of 540 sq.m..

Given its position and western orientation, this property is a perfect opportunity for a tourist investment, as well as for starting a family life on the coast, with additional income from tourism.

It is in close vicinity to Pula and cca 10 km from international airport of Pula.

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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Price per m²:
1533 €

Average price/m² of this type
in this region:
2498 €

Median price/m² of this type
in this region:
2298 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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