

# Mini-hotel

## Banjole, Medulin, Istria



<b>Ref</b>	RE-U-12164
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Banjole, Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	700 sqm
<b>Plot size</b>	681 sqm
<b>No. of bedrooms</b>	10
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 727 000

# Mini-hotel

## Banjole, Medulin, Istria



Tourist property with restaurant and several apartments for sale in Banjole, Medulin just 500 meters from the sea, with swimming pool!

Total area is 700 sq.m. Land plot is 681 sq.m.

This spacious building in a row was built in 1987 but it is maintained in excellent condition.

There are four levels.

On the ground floor there is a restaurant with auxiliary rooms and next to the house there is a restaurant with a full range and a bread oven. The future owners can continue the well-established business or convert 240 m2 of the ground floor into living space.

On the first floor there is a 1 bedroom + living room apartment with kitchen and bathroom, 3 rooms each with a capacity for two people and a private bathroom and another room with a bathroom with a capacity for four people.

On the second floor there is a large three bedroom apartment with new PVC windows, kitchen, bathroom and terrace.

In addition to the above on the second floor there is an attic with 1 bedroom + living room apartment with kitchen, bathroom and balcony, and another room with bathroom and balcony for two people.

This property is an ideal opportunity for someone who wants to engage in catering and tourist rental of a well-established business or for a large family.

On a plot of 681 m2 there is a large swimming pool measuring 4.5x 7.5 meters,, BBQ zone, 5 parking spaces, but next to the house there is a public area that can serve as parking.

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.



# Mini-hotel

## Banjole, Medulin, Istria

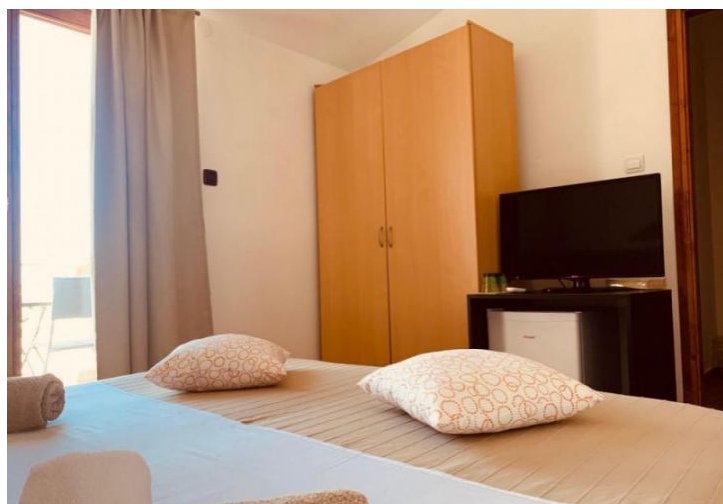


Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



# Mini-hotel

## Banjole, Medulin, Istria

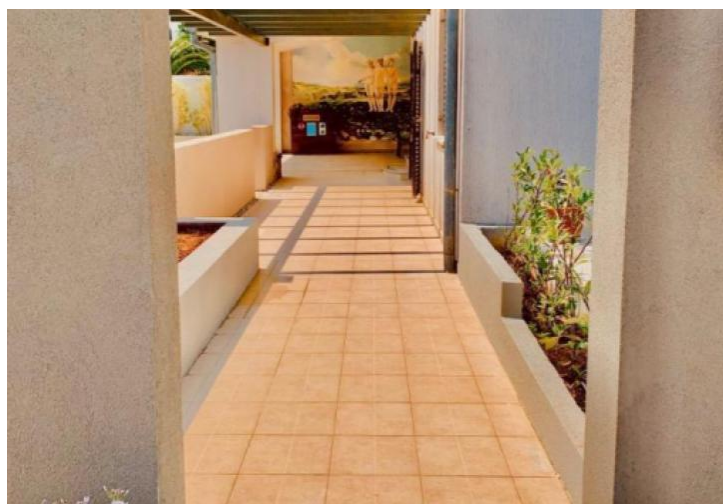


Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



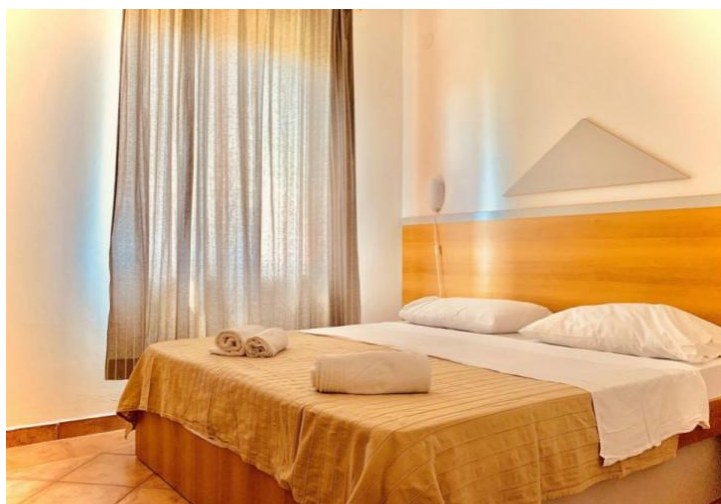
# Mini-hotel

## Banjole, Medulin, Istria



# Mini-hotel

## Banjole, Medulin, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Mini-hotel

## Banjole, Medulin, Istria

