

Mini-hotel

Pomer, Medulin, Istria



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Ref	RE-U-14972
Type	Mini-hotel
Region	Istria > Pula
Location	Pomer, Medulin
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	450 sqm
Plot size	706 sqm
Price	€ 1 150 000

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Very special apart-house with four apartments in Pomer just 500 meters from the sea!

Total area is 450 sq.m. Land plot is 706 sq.m.

It is a large property that is divided into four two-story apartments with the same layout, and they have a common central part that is intended for socializing and has an exit through glass walls on two sides to a beautifully landscaped garden.

Inside the garden there is also a summer house ideal for lunches and dinners with a glass of good wine. You go down the stairs to the large and spacious summer kitchen, and in the basement there is a large cooled space with a beautiful French brick fireplace, a large dining table, and a living room. In addition to the above, there are two additional rooms in the basement which can be used as storages or sauna/fitness spaces.

The property has a video and alarm system, automatic irrigation of the garden, its own water well (25m deep). Four air conditioners have been installed and the property is being sold furnished. In 2018, a new roof, facade, water and electricity installations, bathroom and new laminate were installed.

Parking spaces: 4 Given that it is a property with a specific layout, as such it is a rarity on the market and opens up a number of possibilities for future owners.

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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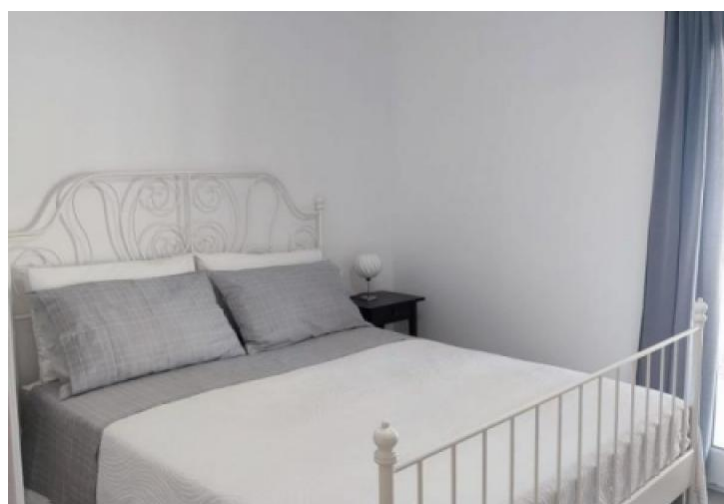
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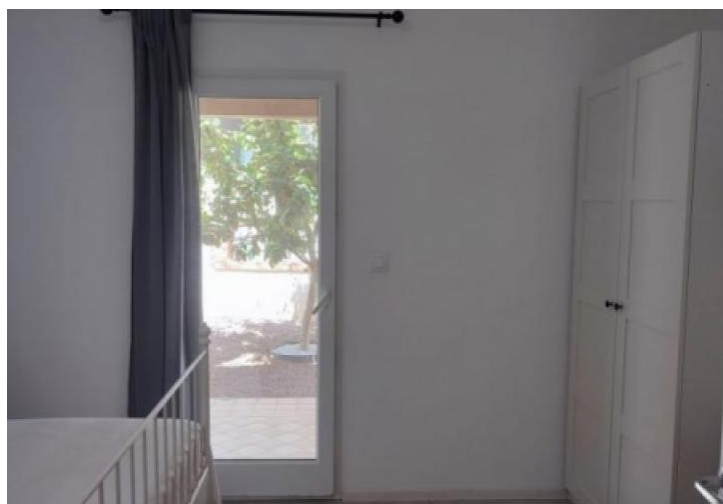
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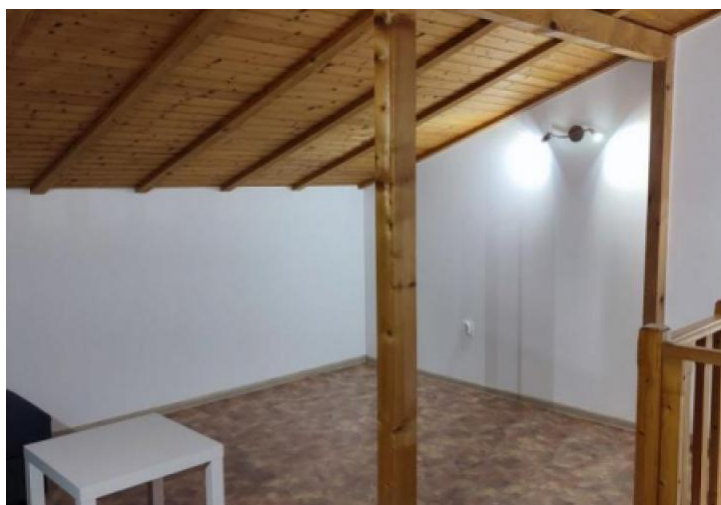
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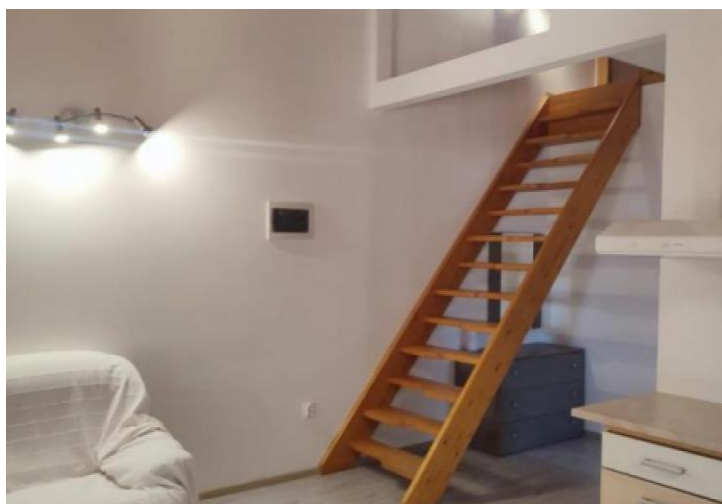
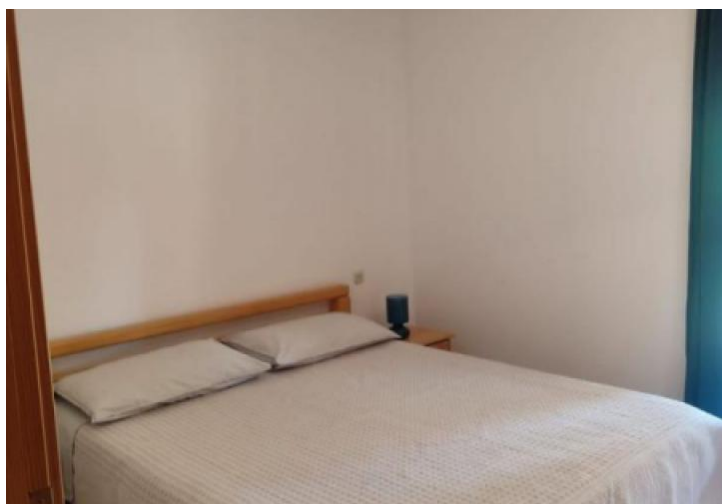
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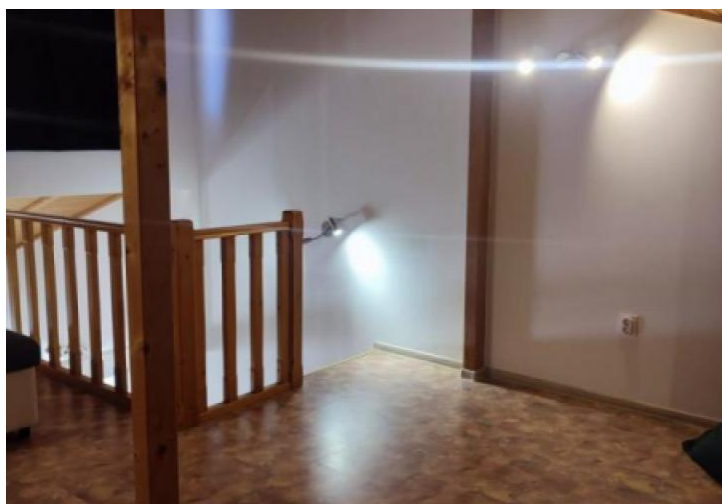
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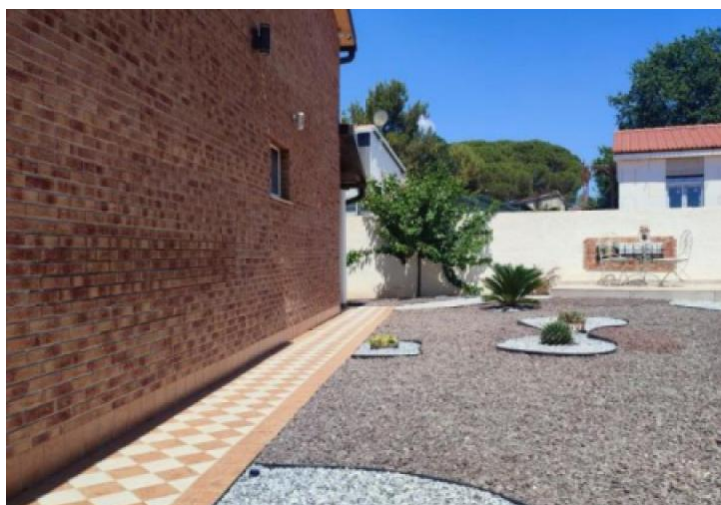
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