

# Mini-hotel

Fažana, Istria



<b>Ref</b>	RE-U-16370
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Fažana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	315 sqm
<b>Plot size</b>	200 sqm

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<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 726 000

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## Fažana, Istria



Apart-house of 5 apartments for sale in Fazana just 600 meters from the sea, with sea views!

Total area is 315 sq.m. Land plot is 200 sq.m.

Building belongs to 2003, it was reconstructed in 2017.

On the ground floor of the house, completely separate from the apartment with its own entrance, there is a tavern where you can have various gatherings and celebrations.

On the ground floor there is also an apartment with three bedrooms, two bathrooms, kitchen with dining room and living room. From the dining room there is access to the terrace and the garden.

The internal staircase leads to the first floor where there are three apartments. One studio apartment and two more apartments with one bedroom, bathroom, kitchen and living room and private terraces.

On the other side of the house, there is an external staircase that also leads to the first floor, where there is another apartment completely separate from the whole house and with its own entrance, consisting of one bedroom, bathroom, kitchen and living room, and its own terrace.

All apartments are air-conditioned, and the apartment on the ground floor has a fireplace for heating, and the first phase of central heating has been implemented.

Considering that the house is used for tourist purposes for heating hot water, a heat pump is installed on the heat pump, and additionally in the apartment on the ground floor there is an ordinary water heater of 80 liters. The proximity to the sea and other facilities such as shops, restaurants, bars and public transport make this property very attractive.

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:**

Garden

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## Fažana, Istria



Price per m<sup>2</sup>:  
2.305 €

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 €

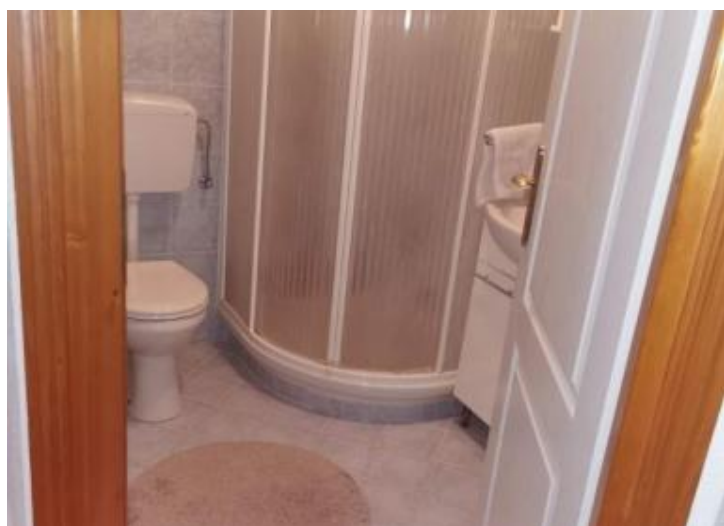
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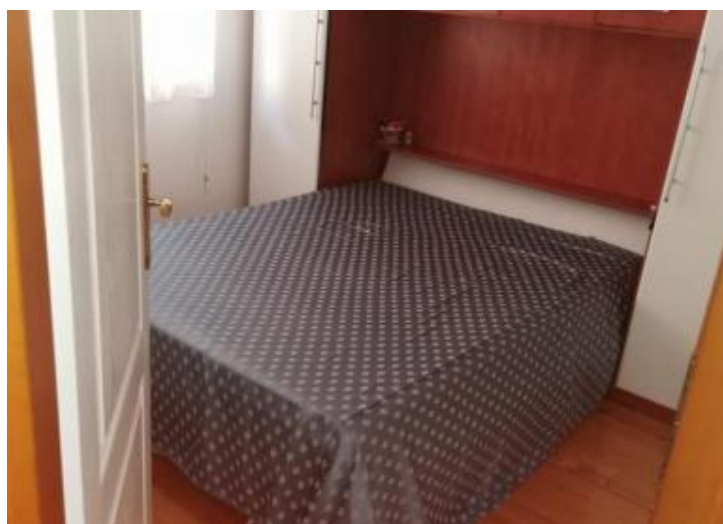
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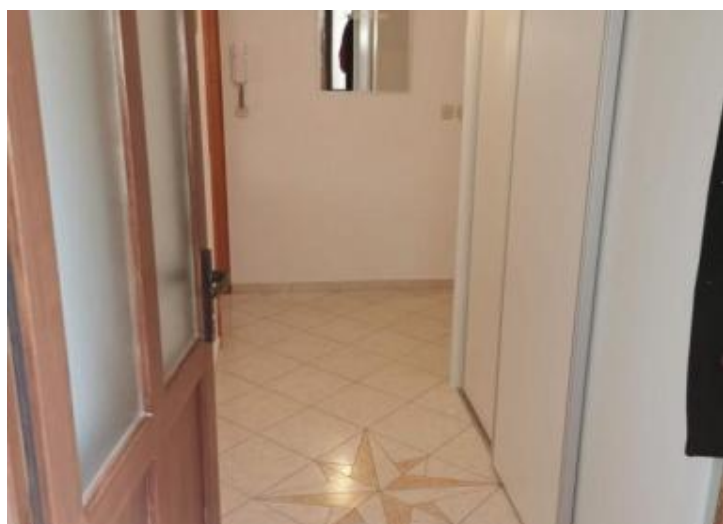
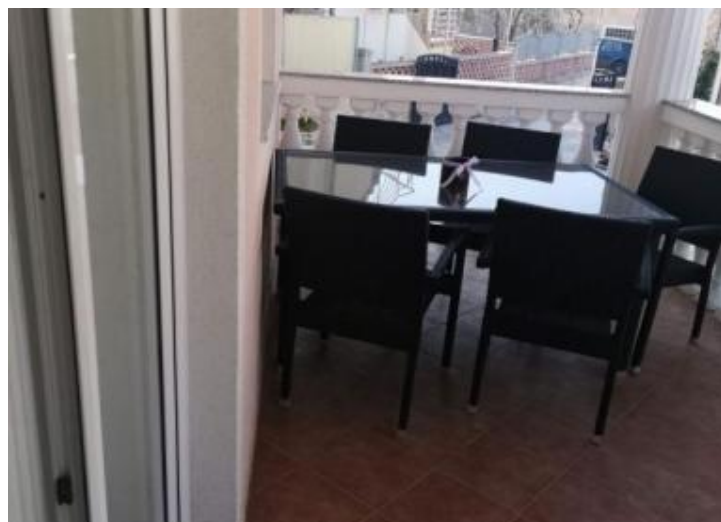
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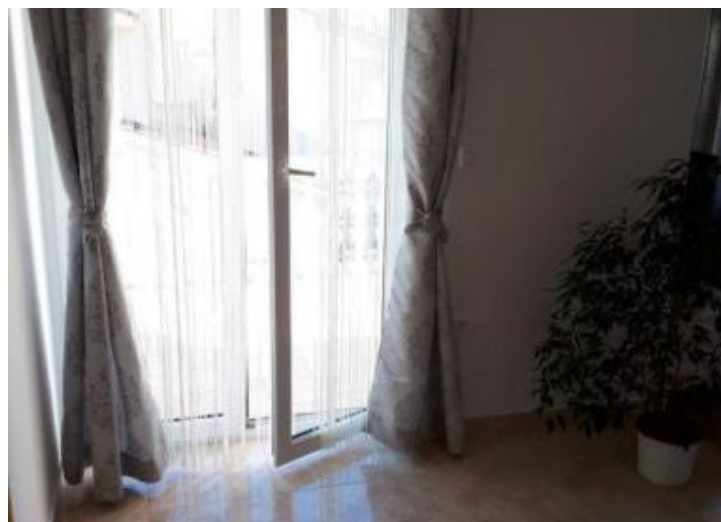
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