

# Hotel

Pula, Istria



<b>Ref</b>	RE-U-16189
<b>Type</b>	Hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	900 sqm
<b>No. of bedrooms</b>	13
<b>No. of bathrooms</b>	13
<b>Price</b>	€ 3 000 000

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

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## Pula, Istria



We are proud to offer a beautiful boutique hotel in the south of Istria, located in a beautiful place, only 3 km from the sea, 5 km from Pula airport and 8 km from the center of Pula.

The hotel has total floorspace of 900 sq.m. and consists of 12 double rooms and one suite apartment. Each room has its own bathroom, air-conditioned rooms, LCD satellite. On the ground floor of the Hotel there is a nice restaurant, bar, reception and a conference room for 80 people.

The hotel is decorated with a beautifully landscaped garden and two swimming pools, large and small. It has a spacious parking lot for a large number of cars. The hotel is sold fully furnished and equipped and as such is a great investment opportunity.

This oasis of comfort and peace exudes a special energy and, confirmed by the guests, evokes special feelings that make them return faithfully. The new owner will surely be a person who will know how to recognize the value and beauty of this property in a great location. It is important to note that the tourist season is getting better and longer every year in the area of Istria. Agro-tourism and rural tourism in Istria is getting more and more popular.

Istria reminds Tuscany but with better roads, infrastructure and newer accommodation facilities.

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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