

Mini-hotel

Novigrad, Istria



Ref	RE-U-45739
Type	Mini-hotel
Region	Istria > Novigrad
Location	Novigrad
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	900 sqm
Plot size	1317 sqm
No. of bedrooms	12
No. of bathrooms	10
Price	€ 2 300 000

Hotel and restaurant with swimming pool in the tourist area of Novigrad-Cittanova, 5 km from the sea. This residential and commercial building of about 900 m² is located on a plot of 1317 m² which is away from the city center and its events, which makes it an ideal investment for vacation and escape from the noise. All the contents of the first beach are only a 10-minute drive away. On the ground floor there is a fully equipped restaurant with kitchen, 30 seats and access to the outdoor terrace where there are 100 more seats. The restaurant boasts awards for the best restaurant in the region for 2021 year. The ground floor also has a boiler room, laundry room, storage room and reception. Internal stairs lead to the first floor where there is one room of 54 m² consisting of living room, bedroom and bathroom, one room of 37 m² consisting of a spacious bedroom and bathroom and seven rooms of 25 m² consisting of bedrooms and bathrooms, each with its own balcony of 6 m². On the first floor, with a separate entrance, there is an apartment in the unfinished phase of about 170 m² which consists of a living room with kitchen and dining area, 3 bedrooms and a bathroom. The building also has an auxiliary building that is currently used as a bicycle storage room and swimming pool. Heating is arranged via gas central heating, and additional heating and cooling via air conditioning. There is a public parking nearby. An excellent opportunity for people who are willing to start their own business in a great location, or very simply the space can be converted into a villa.

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:

- Swimming pool
- Storage
- Urbanized

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Price per m²:
2.556 €

Average price/m² of this type
in this region:
2.179 €

Median price/m² of this type
in this region:
2.146 €

Average price/m² of this type
in Croatia:
2.709 €

Median price/m² of this type
in Croatia:
2.332 €

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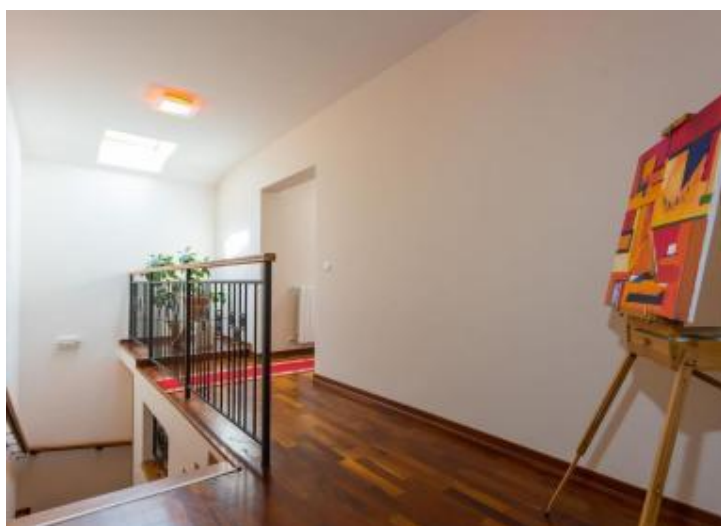
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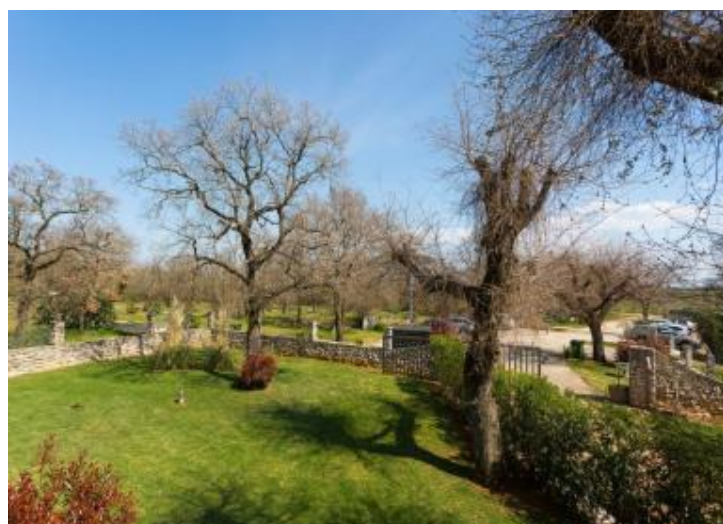
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