

# Mini-hotel

Materada, Umag, Istria



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

# Mini-hotel

## Materada, Umag, Istria



<b>Ref</b>	RE-U-19144
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Umag
<b>Location</b>	Materada, Umag
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	280 sqm
<b>Plot size</b>	538 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 750 000

# Mini-hotel

## Materada, Umag, Istria



House of 4 apartments in Materada area, Umag, cca. 5 km from the sea.

Total floorspace is 280 sq.m. Land plot is 538 sq.m.

The building is spread over two floors. There are two apartments on each floor.

All apartments are 70 m<sup>2</sup> in size and have the same contents. All apartments consist of a living room with a kitchen and dining room, two bedrooms, a bathroom and a terrace.

There is underfloor heating and air conditioners are used for cooling.

The house also has a land plot area of 538 m<sup>2</sup>, on which a swimming pool, sunbathing area and playground can be built if desired. High-quality building materials and modern equipment were used in the construction of the house.

Due to its location and contents, this apartment house is an excellent opportunity as an investment for tourism.

The city center of Umag, various quality restaurants, cafes, promenades, bike paths, shops and various other necessary facilities are only a few minutes' drive away.

The house is sold furnished - now it is being furnished already.

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

## Materada, Umag, Istria



Price per m<sup>2</sup>:  
2679 €

Average price/m<sup>2</sup> of this type  
in this region:  
2870 €

Median price/m<sup>2</sup> of this type  
in this region:  
2622 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €

# Mini-hotel

Materada, Umag, Istria





# Mini-hotel

Materada, Umag, Istria



# Mini-hotel

Materada, Umag, Istria

