

Mini-hotel

Pula, Istria



Ref	RE-U-22312
Type	Mini-hotel
Region	Istria > Pula
Location	Pula
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	415 sqm
Plot size	843 sqm
No. of bedrooms	9
No. of bathrooms	9
Price	€ 1 040 000

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Apartment house with a swimming pool and landscaped garden, cca.1,5 km from the sea in Pula area, in Busoler district.

In a quiet area of the city of Pula, in a dead-end street, just 250m from the main road, this spacious apartment house with a swimming pool and landscaped garden is located.

The property consists of 3 floors: the ground floor with an area of 160.92 m², the first floor with an area of 128.32 m² and a high attic with an area of 124.46 m².

On the ground floor there is a furnished and equipped family apartment with two bedrooms and one apartment with one bedroom.

On the first floor, there are three renovated, fully equipped and furnished apartments categorized and used as a tourist rental. One studio apartment, and the other two apartments consist of a kitchen with a living room and a dining room, one bedroom, a bathroom and a terrace.

The attic is currently in a high roh-bau phase with the possibility of arranging two apartments with separate entrances.

There is a swimming pool of 32 sq.m. on the fenced and landscaped garden, which has preparation for a heated pool, solar shower, barbecue and parking spaces for 7 vehicles. The house also has a garage of approx. 40 m² for 2 cars, which is unfurnished, and a basement of approx. 25 m², which is also unfurnished.

The property was built in 2008.

This property is extremely interesting because of the possibility of family life with an additional source of income or just as an investment in the business of tourist rentals.

It is located in a quiet area, but near the ring road, only 1.5 km from the city center and the same distance from the sea and beaches.

The bus stop is a few minutes' walk away.

Distance to the highway: 6 km

Distance to the airport: 9km

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:

Garage

Swimming pool

Garden

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Price per m²:
2.506 €

Average price/m² of this type
in this region:
2.498 €

Median price/m² of this type
in this region:
2.298 €

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

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

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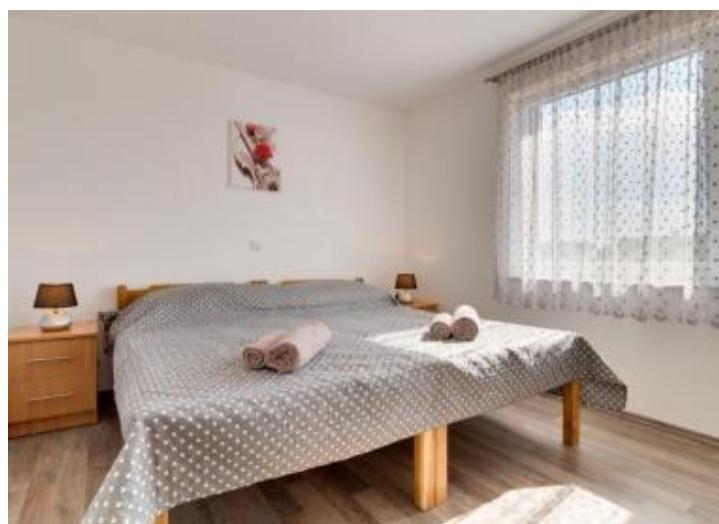
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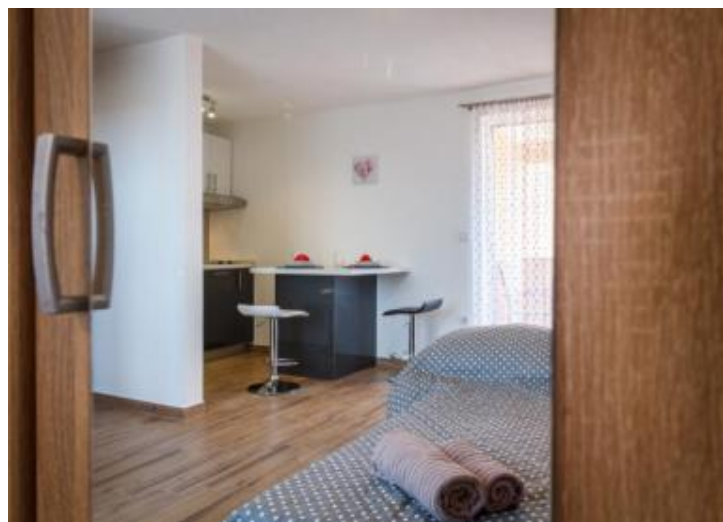
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