

# Mini-hotel

Valbandon, Fažana, Istria



<b>Ref</b>	RE-U-24275
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Valbandon, Fažana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1200 m
<b>Floorspace</b>	441 sqm
<b>Plot size</b>	1100 sqm
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 530 000

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Solid realty in Valbandon, Fažana, 1200 meters from the sea.

Total area is 441 sq.m. Land plot is 1100 sq.m.

House was constructed in 2008.

It is composed of the ground floor, first and second floor.

The ground floor of the property hides a commercial space that can be used for various purposes and a laundry room.

There are studio apartments on the first and second floors.

On the first floor there are four, while on the second floor there are three studio apartments.

Each studio apartment is equipped with its own kitchen and bathroom and offers its guests privacy. The large garden that surrounds the house hides a spacious parking lot where a large number of cars can fit and offers the possibility of building a swimming pool and thereby expanding the offer for its guests and visitors.

The immediate proximity to the sea, well-established business and the proximity of all other facilities are factors that make this property extremely interesting and provides its new owners with a safe return on investment through renting for tourist purposes.

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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Price per m<sup>2</sup>:  
1202 €

Average price/m<sup>2</sup> of this type  
in this region:  
2498 €

Median price/m<sup>2</sup> of this type  
in this region:  
2298 €

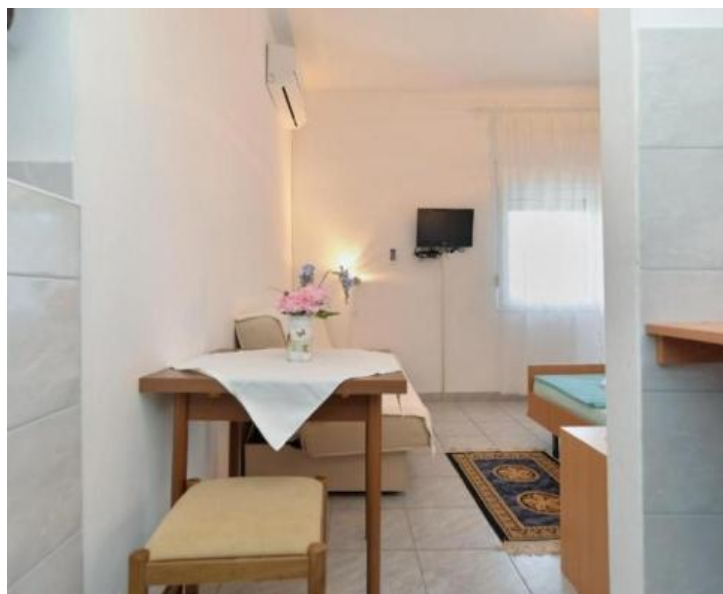
Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

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



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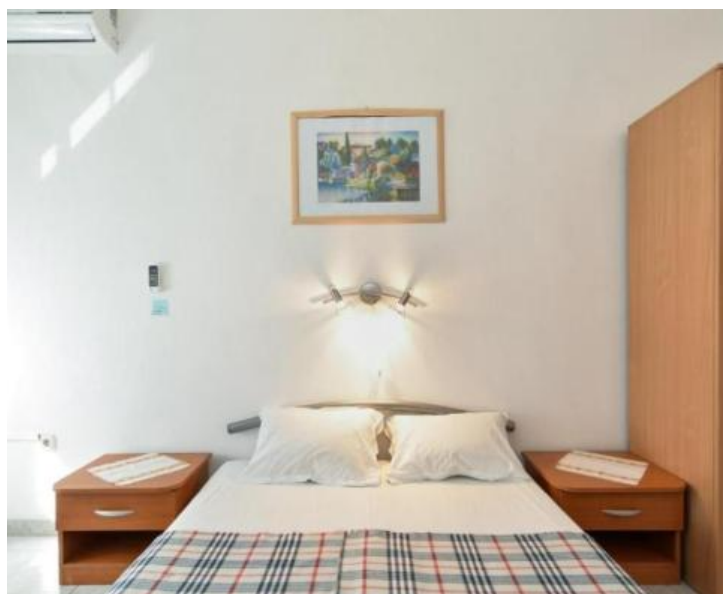
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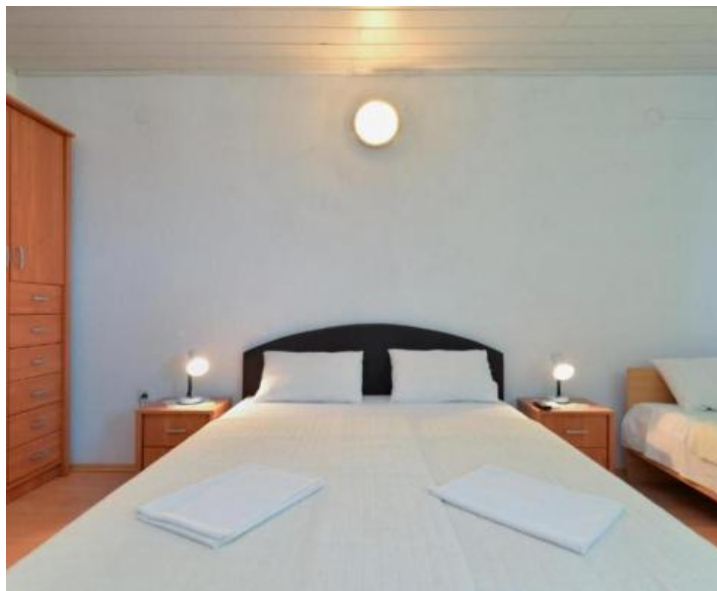


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