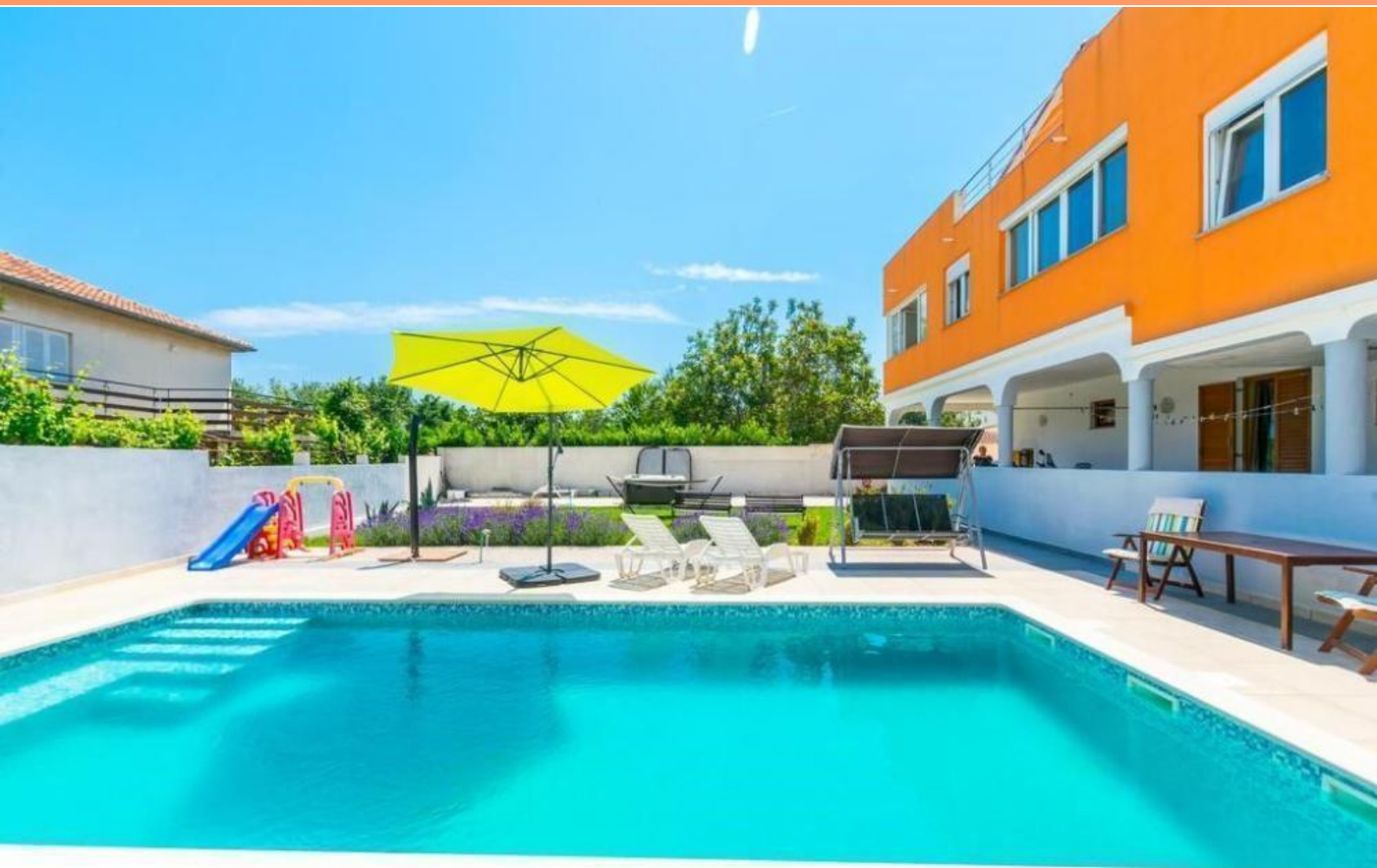


# Mini-hotel

## Medulin, Istria



<b>Ref</b>	RE-U-28023
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	700 m
<b>Floorspace</b>	900 sqm
<b>Plot size</b>	869 sqm
<b>No. of bedrooms</b>	11
<b>No. of bathrooms</b>	9
<b>Price</b>	€ 2 500 000

Rarely spacious apartment house in Medulin 700 meters from the sea is for sale offering great earning potential from tourist rentals!

The property offers a spectacular 850 m<sup>2</sup> of living space spread across the owner's large apartment, 6 apartments, and additional premises such as a basement.

### Layout:

On the ground floor, there is an owner's apartment of 120 m<sup>2</sup> with 3 bedrooms and a living room, plus an additional residential unit or apartment of 75 m<sup>2</sup> with 2 bedrooms and a living room. Access to the first floor of the house is partly through an external staircase and partly through an internal staircase. Via the external staircase, we reach an independent unit, essentially an apartment of 80 m<sup>2</sup> with 2 bedrooms and a living room. Through the internal staircase on the first floor, there are two more residential units: two apartments with 1 bedroom and a living room each. In the high attic, there are two more residential units: apartments with 1 bedroom and a living room, with areas of 75 m<sup>2</sup> and 65 m<sup>2</sup>.

This large apartment house was built in 2008, with a 5 cm thick thermal insulation facade and the roof in excellent condition, connected to the sewer system. The property has been continuously invested in over the years, and the house is in very good and well-maintained condition. The house is located on a plot of 869 m<sup>2</sup>, with space for 7 cars on the property, an 8x4 pool with preparation for a heated pool, a Finnish sauna, and a jacuzzi.

Given the specific size of the property, it is ideal for those looking to invest in tourism in popular and sought-after locations such as Medulin, as well as the possibility of simultaneous living and renting, and even the potential for conversion into a mini-hotel.

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

## Medulin, Istria



Price per m<sup>2</sup>:  
2778 €

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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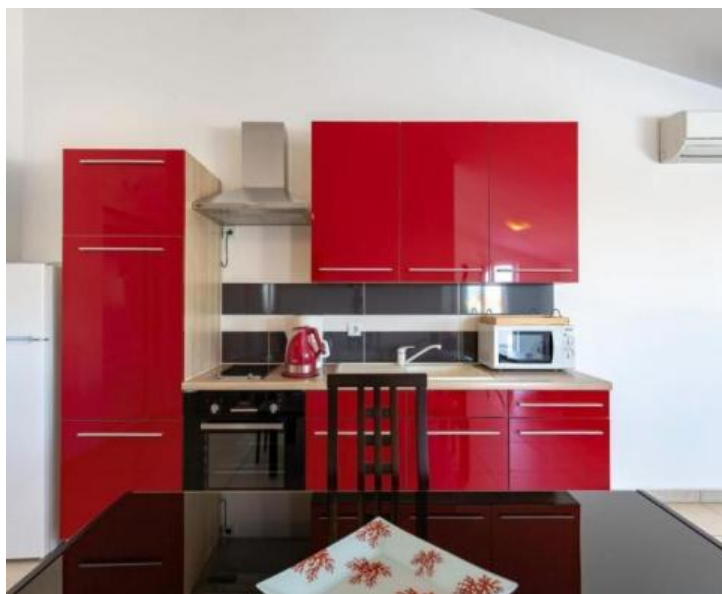
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