

Mini-hotel

Veli vrh, Pula, Istria



Ref	RE-U-28902
Type	Mini-hotel
Region	Istria > Pula
Location	Veli vrh, Pula
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	260 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 800 000

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Apart-house with swimming pool in Veli Vrh, Pula outskirts!
Total area is 260 sq.m. Land plot is 515 sq.m.

This beautiful apartment house spans across the ground floor and first floor, with a living area of 260m² and comprising 5 apartments.

Apartment 1 - A spacious apartment with a living area of 85m². Situated on the ground floor, it consists of an entrance hall, a living room with a kitchen and dining area, a bedroom, a bathroom, a storage room, and a large covered terrace.

Apartment 2 - Located on the ground floor, this 48m² apartment comprises a living room, a kitchen with a dining area, a bedroom, a bathroom, and a covered terrace (yellow apartment).

Apartment 3 - Positioned on the first floor, this 48m² apartment consists of a living room, a kitchen with a dining area, a bedroom, a bathroom, and two balconies (red apartment).

Apartment 4 - Also situated on the first floor, this 48m² apartment features a living room, a kitchen with a dining area, a bedroom, a bathroom, and a terrace (green apartment).

Apartment 5 - A studio apartment located on the first floor, it comprises a living room with a kitchen and dining area, a sleeping area, a bathroom, and a gallery.

All apartments are equipped with PVC windows, inverter air conditioning units, and ceramic tile flooring. The first phase of central heating has been installed, with the largest apartment being heated by a pellet stove. The courtyard is paved and landscaped, providing parking space for several cars. The back of the house features a heated swimming pool with a sunbathing area, a playground for younger guests, and exercise equipment. The house also has its own well, suitable for drinking and other purposes.

The property has been used for tourist rentals for several years, ensuring a secure return on investment for future owners.

All documentation is in order, the ownership is clear, and the current owners possess an occupancy permit.

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 m²:
3077 €

Average price/m² of this type
in this region:
2498 €

Median price/m² of this type
in this region:
2298 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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