

Mini-hotel

Umag, Istria



Ref	RE-U-30192
Type	Mini-hotel
Region	Istria > Umag
Location	Umag
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	468 sqm
Plot size	1389 sqm
No. of bedrooms	8
No. of bathrooms	4
Price	€ 895 000

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Guest-house in Umag area 1,5 km from the sea!
Total area is 468 sq.m. Land plot is 1389 sq.m.

In Umag, once a humble fishing village now drawing an increasing number of tourists, stands a charming house that presents an extraordinary opportunity for purchase and investment. The house spans three floors, encompassing 6 rooms and one large apartment on the first floor.

The uniqueness of this property lies in its established business in tourism.

Upon entering the foyer of the house, one encounters a breakfast guesthouse area; in another part, there are six rooms, three bathrooms, and a small laundry room. Ascending the internal staircase to the first floor, you find a spacious apartment comprising two master bedrooms and two bathrooms, while the other part of the apartment boasts a large living room with a kitchen and dining area. From the living room, access to a large terrace offers a graceful view of the garden and pool. The property is further adorned by roof windows, offering abundant natural light.

Ample parking space for all guests is available on the property, along with enough space for entertainment, relaxation, and enjoying a favorite glass of wine or morning coffee. Additionally, an outdoor covered terrace on the spacious grounds provides an ideal setting for entertainment and relaxation during summer evenings. Moreover, a pool on the extensive grounds offers refreshment during the summer months.

Additional info:

- The house is sold furnished.
- Ownership of the house is clear, with a single owner and no financial encumbrances, while the villa possesses all necessary documentation.

Location details: The location of the house is excellent, just a few minutes' walk from beautiful beaches and promenades. Additionally, the house is perfectly oriented towards the southeast, providing abundant natural light throughout the day.

It is essential to note that all amenities necessary for daily life are only a few steps away from the house, including restaurants, cafes, pharmacies, doctors, and supermarkets.

For any additional questions, necessary information, or to schedule a property viewing appointment, feel free to contact us.

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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Property advantages:

Garden

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Price per m²:
1.912 €

Average price/m² of this type
in this region:
2.870 €

Median price/m² of this type
in this region:
2.622 €

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

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

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