

Mini-hotel

Umag, Istria



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|------------------------|---------------|
| Ref | RE-U-30679 |
| Type | Mini-hotel |
| Region | Istria > Umag |
| Location | Umag |
| Front line | No |
| Sea view | No |
| Distance to sea | 2000 m |
| Floorspace | 277 sqm |
| Plot size | 1315 sqm |

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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| | |
|-------------------------|-----------|
| No. of bedrooms | 5 |
| No. of bathrooms | 5 |
| Price | € 540 000 |

Apart-house of 4 rental apartments for sale in Umag, 2 km from the sea only!
Total area is 277 sq.m. Land plot is 1315 sq.m.

There are 2 apartments on the ground floor, each with its own entrance.

The first apartment consists of a living room, 2 bedrooms, a bathroom, a toilet, while the second is a studio apartment with a bathroom and a storage room. On the first floor of the house there are 2 residential units with a common entrance.

The smaller apartment consists of a kitchen with a dining room, a bathroom and a bedroom, while the larger apartment consists of a kitchen, dining room, living room, 2 bedrooms, a bathroom and a toilet.

The ground floor and first floor can be organized as two larger apartments with minimal modifications.

Next to the house there is a garage, which houses a boiler room, a storage room and a bathroom, and according to the wishes of the future owner, it can easily be converted into additional living space.

The house is equipped with air conditioners, and for heating it uses central fuel oil with the possibility of heating with solid fuels. The 10 cm thick facade provides very good thermal insulation. The building is located on a spacious garden with an area of 1315 m².

The large area and location in the construction zone give the possibility of building a swimming pool. The property has several parking spaces, 2 of which are covered, and a storage room for tools.

The very nicely decorated and regularly maintained garden is completely fenced, and the green fence hides it from prying eyes. The surroundings of family houses, the proximity of the city center and all the necessary facilities, as well as the proximity to the sea, make this property ideal for engaging in tourism activities or for living with a larger family.

Great potential!

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.

Price per m²:
1949 €

Average price/m² of this type
in this region:
2870 €

Median price/m² of this type
in this region:
2622 €

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

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

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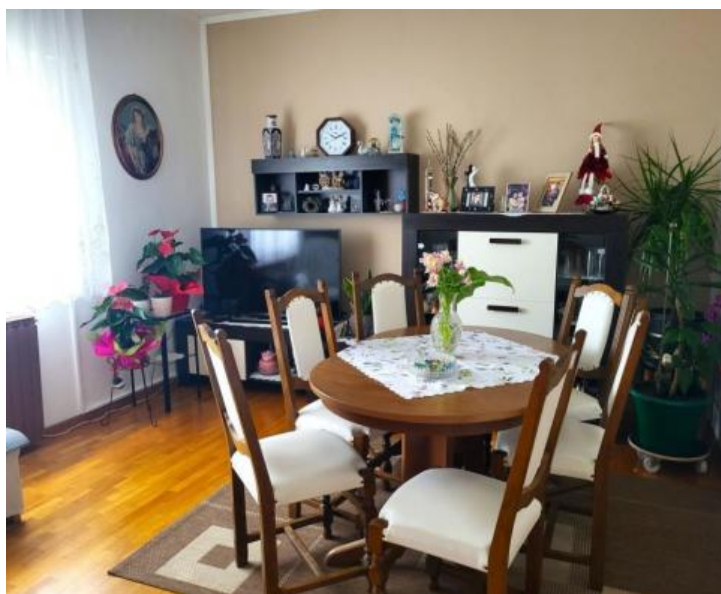
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