

Mini-hotel

Valtura, Istria



Ref	RE-U-35233
Type	Mini-hotel
Region	Istria > Pula
Location	Valtura
Front line	No
Sea view	No
Distance to sea	9500 m
Floorspace	600 sqm
Plot size	1500 sqm
No. of bedrooms	10
No. of bathrooms	8
Price	€ 1 300 000

Tel: +385 91 357 3071 Viber, Whatsapp
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Exclusive Property Perfect for Tourism Investment!

We present a luxurious, detached villa offering **600 m² of living space**, built with top-quality materials. This exquisite property includes a **120-meter-deep private water well**, beautifully landscaped surroundings, a garden for growing organic vegetables and olives, and is set on a spacious **1,780 m² land plot**. The villa's features cater to even the most discerning tastes, making it an ideal choice for tourism or private use.

Villa Layout:

1. Basement

- Wine cellar
- Hallway
- Storage room
- Toilet
- Adjacent independent apartment with its own entrance:
 - Hallway, kitchen with living room, bedroom, bathroom, and covered terrace

2. Ground Floor

- Hallway
- Kitchen with dining area
- Large living room with a wood-burning fireplace
- Three bedrooms, each with its own bathroom
- Two covered terraces

3. First Floor

- Hallway
- Kitchen with dining area
- Spacious living room featuring a wood-burning fireplace
- Three large bedrooms and two bathrooms
- Sauna and jacuzzi room
- Fitness room
- Uncovered balcony

4. Second Floor

- Mini kitchen with a bar
- Games room (darts, billiards)

- Three bedrooms and two bathrooms
- Uncovered balcony

The villa is built with **top-quality materials**, featuring **Istrian stone on the exterior, granite (Shiwakashi-Ivory Brown)**, and solid stone elements throughout the interior.

Outdoor Features:

1. Auxiliary Buildings:

- Boiler room with storage
- Covered storage area
- Pool equipment room

2. Outdoor Kitchen:

- Fully equipped with a dining area and a toilet
- Highlighted by a magnificent high-polish stone table

3. Sports Grounds:

- Multi-purpose court (basketball, volleyball, table tennis, badminton) with Bergo flooring

4. Children's Playground:

- Includes a trampoline, swings, and a slide

5. Swimming Pools:

- Large adult pool, children's pool, and jacuzzi with massage features and a waterfall
- Heated water system with a heat pump, ideal for pre- and post-summer seasons
- Total area: 67 m²

6. Lawn and Garden:

- **500 m² lawn** with automatic irrigation
- Organic vegetable garden for personal use
- Automatic irrigation for lawn, garden, and olive trees via the private underground well (no extra cost)

7. Parking:

- Uncovered parking for at least 6 vehicles

Modern Amenities:

- Central heating (gas, wood, or pellets)
- Air conditioning in every room
- High-speed internet

Prime Location:

- 6 km from the sea
- 3 km from the highway
- 7 km from Pula city center

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An Ideal Investment Opportunity

This fully furnished villa is perfect for tourism-based ventures, with excellent potential for **high rental income** and a strong return on investment.

For more details about this property or its tourism business potential, 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.

Price per m²:
2167 €

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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