

Mini-hotel

Fažana, Istria



Ref	RE-U-29040
Type	Mini-hotel
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	Yes
Distance to sea	1750 m
Floorspace	280 sqm
Plot size	507 sqm
No. of bedrooms	7
No. of bathrooms	5
Price	€ 519 000

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Apartment House Near the Sea - Fažana!

Located near the center of Fažana, this high-quality **family apartment house** features four residential units, offering a perfect blend of comfort and investment potential just a few minutes' walk from beautiful beaches.

Property Overview

This **340 m²** house is spread across **three floors**: ground floor, first floor, and attic, set on a **592 m² land plot** with a landscaped **507 m² garden**.

Ground Floor

- **Entrance hall** leading to all floors via a shared external staircase
- Private apartment with:
 - Spacious hallway
 - **Two large bedrooms**
 - **Bathroom**
 - Separate **kitchen**
 - Open-plan **dining and living room** with access to a terrace overlooking the garden
 - **Summer kitchen** for outdoor dining

First Floor

- Identical layout to the ground floor:
 - **Three bedrooms**
 - **Bathroom**
 - Separate **kitchen, dining, and living room** with a balcony
 - Each room can function as independent rental units

Attic

- Private entrance via shared stairs
 - Two apartments in **semi-finished (roh bau)** condition
 - Each apartment features a **private terrace with sea views**, offering flexibility for future customization
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Outdoor Features

- Fully fenced and private garden adorned with Mediterranean plants and green spaces
- **Large terrace** with a barbecue, ideal for entertaining
- **Parking for 4 cars** with additional parking space outside
- **Auxiliary building** for storage, laundry, and ironing

Additional Features

- **Fully furnished**, ready for immediate use (except attic units)
- **Air-conditioned** throughout; chimney allows installation of wood or pellet stoves
- **10 cm thermal facade** and high-quality **PVC windows** with insulated glazing
- Established rental business with a steady client base
- **Clear property title**

Location: Fažana

Fažana is a picturesque coastal town on Istria's western coast, known for its historic charm, olive groves, vineyards, and proximity to pristine beaches. Situated along the **45th parallel**, it offers a perfect balance between the Equator and the North Pole, boasting an average annual temperature of **14°C** and **2,400 hours of sunshine** per year.

Fažana's rich history, natural beaches, walking and cycling paths, and exceptional gastronomy have made it a popular destination with a growing number of visitors each year.

Proximity to Key Amenities

- **5-minute walk** to natural beaches
- **5-minute drive** to Pula
- **10 minutes** to Istrian Ypsilon highway
- Only **300 meters** from shops, pharmacies, markets, banks, and restaurants

This property offers a unique opportunity for investment in tourism or a peaceful family residence. With its prime location and strong rental potential, it's a standout choice for both personal and commercial purposes.

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:
1854 €

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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