

# Mini-hotel

## Veli vrh, Istria



<b>Ref</b>	RE-U-35502
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Veli vrh
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2500 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	888 sqm
<b>No. of bedrooms</b>	15
<b>No. of bathrooms</b>	15
<b>Price</b>	€ 999 000

### **Apartment House with 15 Apartments and Swimming Pool in Pula, cca. 2 km from the Sea!**

Located in a prime area near the city center and beautiful beaches, yet away from the hustle and bustle, this property offers an excellent investment opportunity in tourism with a quick return on investment.

This apartment house of 400 sq.m. on land plot of 888 sq.m. in Pula features 15 apartments of various sizes, including studio apartments and one-bedroom units with 2-4 beds. The property spans three levels: ground floor, first, and second floor, with multiple apartments on each level. Most units have access to spacious terraces.

Recently fully renovated, the house sits on a plot of 888 m<sup>2</sup>. In front, there's a swimming pool available for all guests, as well as a large parking area for all apartments.

Only a 10-minute drive from Pula's city center, the historic Roman Amphitheater from the 1st century, and popular tourist amenities such as restaurants, cafes, boutiques, and supermarkets. Public transportation is easily accessible. Additionally, the property is close to both wild and well-maintained beaches in Štinjan and Valbandon.

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 m<sup>2</sup>:  
2498 €

Average price/m<sup>2</sup> of this type  
in this region:  
2498 €

Median price/m<sup>2</sup> of this type  
in this region:  
2298 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €



# Mini-hotel

Veli vrh, Istria





# Mini-hotel

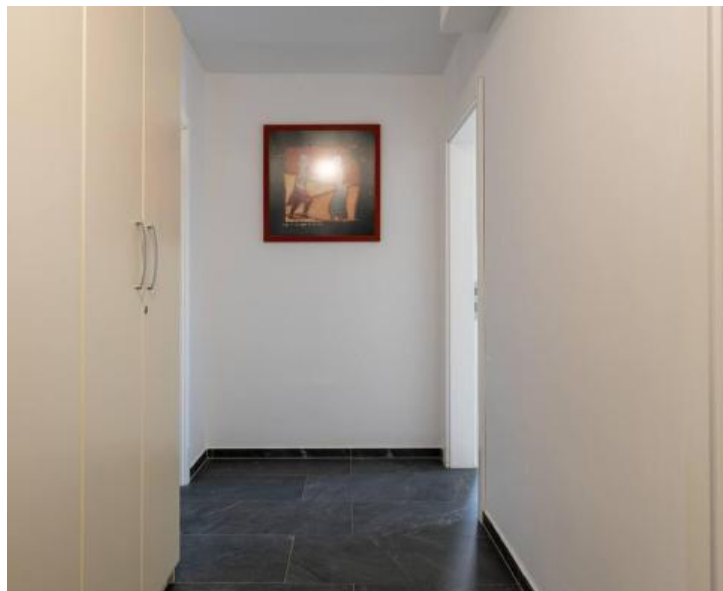
Veli vrh, Istria



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

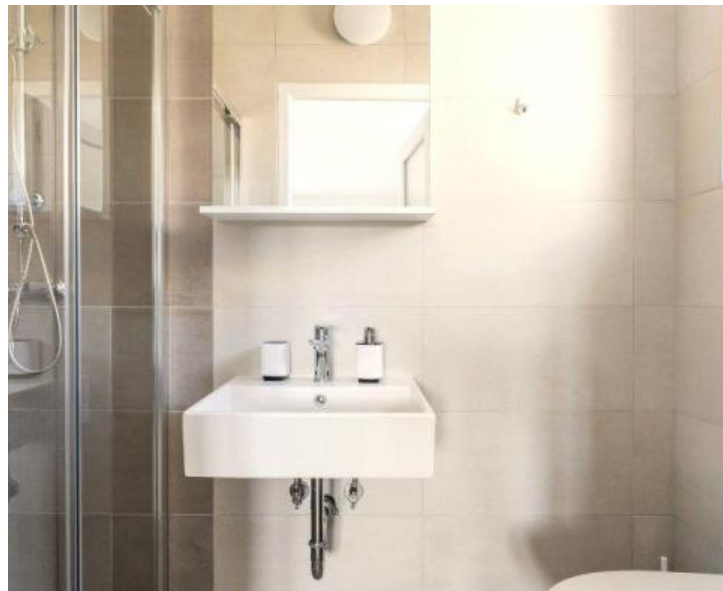
# Mini-hotel

Veli vrh, Istria



# Mini-hotel

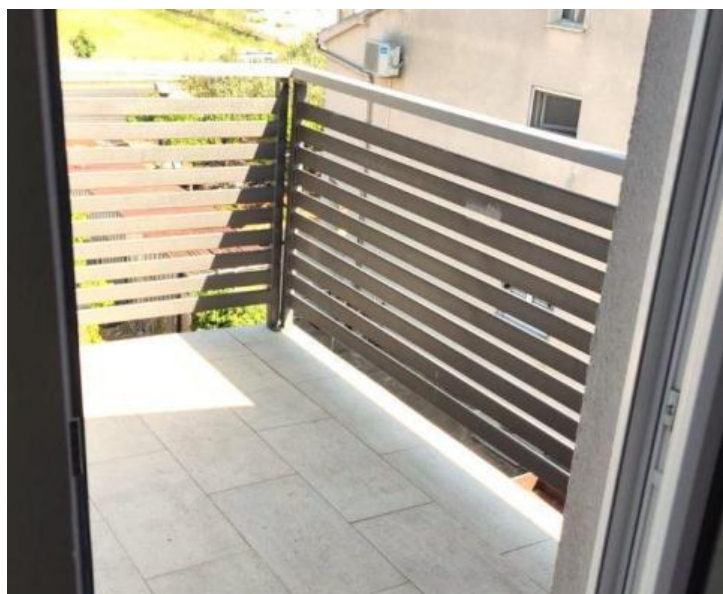
Veli vrh, Istria





# Mini-hotel

Veli vrh, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



# Mini-hotel

Veli vrh, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Mini-hotel

Veli vrh, Istria

