

# Mini-hotel

## Lupoglav, Istria



<b>Ref</b>	RE-U-35803
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Porec
<b>Location</b>	Lupoglav
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	646 sqm
<b>Plot size</b>	22000 sqm
<b>Price</b>	€ 1 490 000

### Ethno-Village with 8 Houses on a 22,000 m<sup>2</sup> Estate in Lupoglav, Middle Istria!

Nestled in Istria, the largest Croatian peninsula often referred to as "Croatian Tuscany," this stunning property lies in a region renowned for its rolling landscapes, charming towns, and exceptional gastronomy. Perfect for living, relaxation, or investment, this ethno-village offers a truly unique opportunity.

#### Property Overview

- **Land Area:** 22,000 m<sup>2</sup>
- **Living Space:** 800 m<sup>2</sup> across 8 buildings
- **Privacy:** Situated at the end of a private road, surrounded by untouched nature
- **Proximity:** Just 20 km from the sea (20 minutes by car)

#### Main Building

The lovingly renovated main house boasts:

- **Living Area:** 280 m<sup>2</sup>
- **Terrace:** 80 m<sup>2</sup>
- **Layout:** Kitchen, living room, study, three bedrooms, and a bathroom (with plans for an additional bathroom).
- **Utilities:** Electricity, water, and a large cistern for water storage.
- **Heating:** High-quality Römerofen stoves and Redwell Austria infrared heating.

#### Additional Structures and Features

- **8 Houses:** Some requiring renovation.
- **Auxiliary Buildings:** A garden house and two greenhouses.
- **Olive Grove:** 50 trees, alongside a variety of fruit trees.
- **Lavender Fields:** Organically cultivated.
- **Heritage Oak Tree:** A majestic 300-year-old specimen.
- **Landscaping:** Includes forests and meadows, ideal for expansion or a nature retreat.

#### Potential Uses

This expansive estate provides ample opportunities, such as:

- Developing luxurious accommodation units or a wellness center.
- Creating recreational facilities.
- Establishing a serene private residence.

### Scenic Views and Connectivity

Enjoy panoramic views of Mount Učka and the surrounding hills while benefiting from excellent accessibility:

- **Pula Airport:** 65 km
- **Rijeka:** 66 km
- **Trieste:** 80 km

### Additional Information

- **Expansion Potential:** The land area can be increased to 50,000 m<sup>2</sup> by purchasing adjacent parcels.
- **Tax Benefits:** The property is subject to VAT, exempting the buyer from real estate transfer tax.
- **Support Services:** Assistance from German-speaking architects, craftsmen, and EU funding advisors is available.
- **Legal Status:** Clear ownership and complete documentation.

### Your Opportunity Awaits

Transform this breathtaking estate into your dream project, whether it's a luxurious home, a hospitality business, or a private sanctuary.

For more information or to schedule a viewing, please 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 m<sup>2</sup>:  
2307 €

Average price/m<sup>2</sup> of this type  
in this region:  
3406 €

Median price/m<sup>2</sup> of this type  
in this region:  
2372 €

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

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



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