

Mini-hotel

Premantura, Istria



Ref	RE-U-35832
Type	Mini-hotel
Region	Istria > Pula
Location	Premantura
Front line	No
Sea view	Yes
Distance to sea	450 m
Floorspace	400 sqm
Plot size	852 sqm

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No. of bedrooms	8
No. of bathrooms	6
Price	€ 1 000 000

House for Sale with 5 Apartments - SEA VIEW!! Just 450m from the Beach!

This stunning property is located in the ideal spot on the southernmost tip of the Istrian peninsula. Only a two-minute walk away lies Cape Kamenjak, a nature park renowned for some of the most beautiful beaches in Istria. With this property, you gain more than just a home – you acquire the serene warm sea, breathtaking beaches, turquoise waters, and lush nature.

The house features:

- A **140 m² apartment** on the first floor, perfect as a main residence.
- **4 additional apartments**, ideal for tourist rentals, providing a lucrative investment opportunity with a quick return on investment.

Details:

- **Ground Floor:** Three apartments:
 - One with **2 bedrooms** (60 m²).
 - Two with **1 bedroom each** (50 m² each).
 - Each unit includes a terrace and a designated parking space.
- **First Floor:** A spacious **3-bedroom apartment** with **2 bathrooms** (140 m²).
- **Attic:** A charming **1-bedroom apartment** (35 m²).

All units boast **sea views!**

Location Benefits:

- **10 minutes** to Pula city center.
- **15 minutes** to Pula International Airport.
- **10 minutes** to the iconic 1st-century Roman Amphitheater.
- **10 minutes** to Medulin.

The surrounding area offers everything needed for year-round living: excellent dining, attractions for tourists, and family-friendly entertainment – all just a short walk from the house.

With ample parking and an occupancy permit already in place, this is a **prime investment opportunity** in a stunning location. Don't miss out on owning a slice of Istria's turquoise paradise!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:
2500 €

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 €

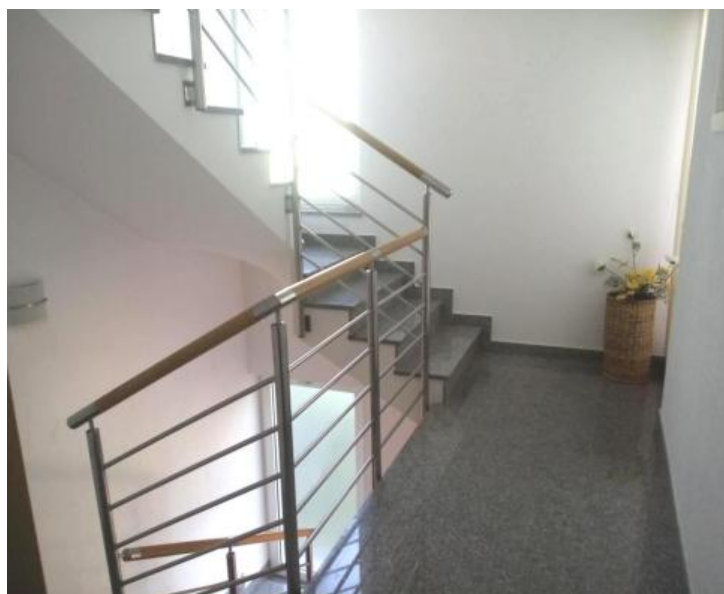
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