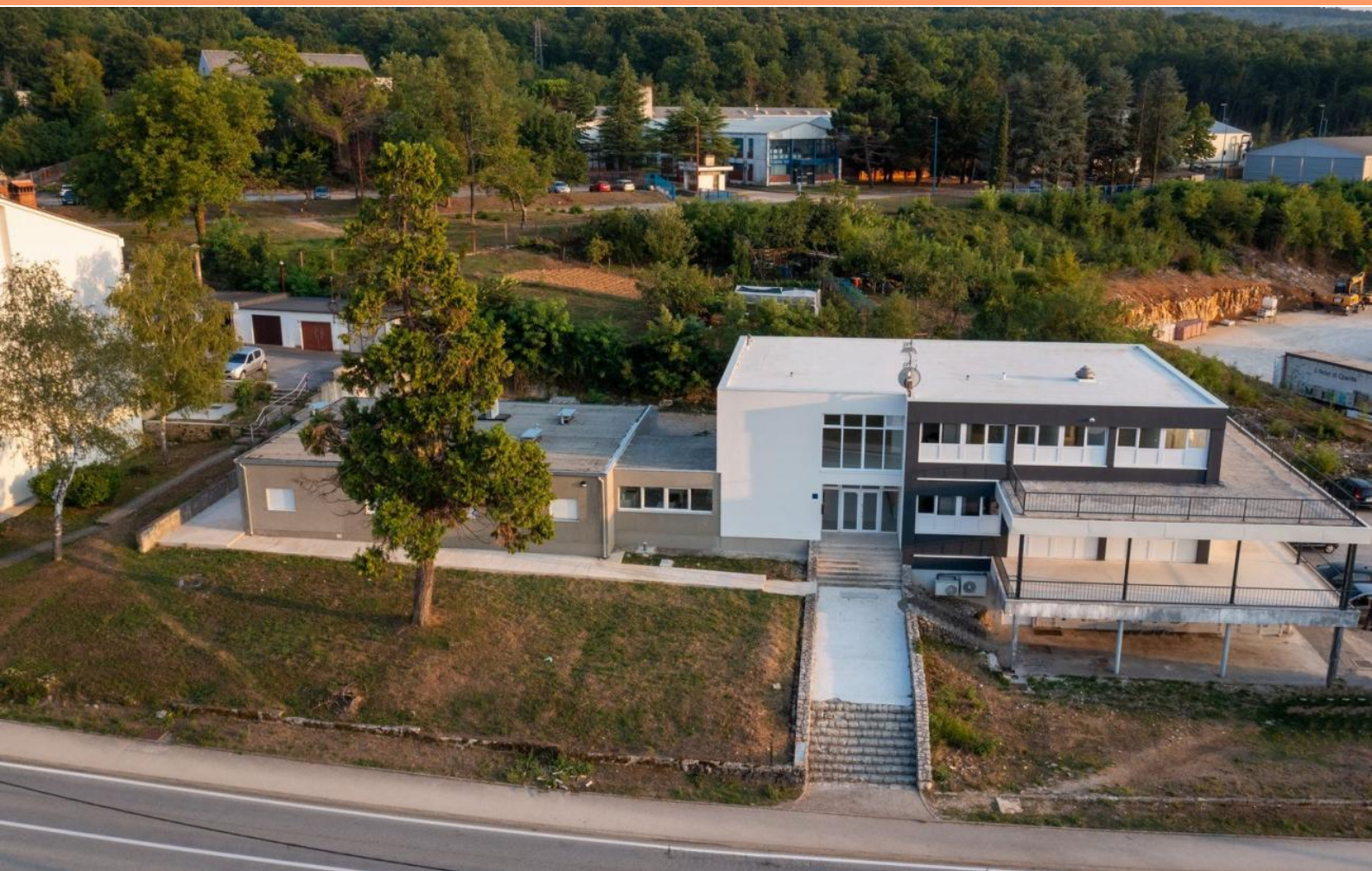


# Hotel

Piće, Istria



<b>Ref</b>	RE-U-36136
<b>Type</b>	Hotel
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Piće
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	1025 sqm
<b>Price</b>	Price upon request

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### **Motel with 70 Beds in Pican, Labin Area!**

Pićean is a small, centuries-old Istrian town rich in material and cultural heritage. Perched on an elevation, it offers stunning views of the surrounding villages, vineyards, olive groves, and the Učka mountain range. Conveniently located halfway between two major Istrian towns—Pazin and Labin—it's an ideal spot for accommodation, particularly given the high demand for worker housing in these nearby employment hubs.

This property meets precisely that demand. Just 6 kilometers from Pićean, you'll find this newly renovated motel with accommodations for up to 70 guests.

### **Property Details:**

- Originally built in 1968, the motel has undergone a complete renovation in 2023.
- All systems have been updated, including plumbing, sewage, central heating, air conditioning, and electrical installations.
- The building features energy-efficient heat pumps, solar panels for hot water, and plans to install a solar power station on the top terrace.

### **Layout:**

- **Main Entrance:** Leads to a reception area in a spacious hallway.
  - 6 rooms, each with 2 single beds and a TV.
  - A large dormitory with 12 single beds.
  - Restrooms.
  - 2 additional rooms with 2 single beds each.
  - A dining area with multiple tables, opening to a large terrace.
- **Ground Floor:**
  - 9 additional rooms, each with 2 single beds, a TV, and a private bathroom.
  - Shared kitchen and dining area with access back to the reception area.
- **Upper Floor:**
  - Accessed via internal stairs.
  - A large shared restroom on the left.

- 12 rooms on the right, each with 2 single beds and a TV.
- The hallway opens onto a spacious terrace, perfect for relaxing and soaking up the sun.

- **Access Points:**

- Main entrance and a side entrance to the ground floor.

### **Occupancy and Investment Opportunity:**

- The motel is fully booked and has a contract with a well-known company, ensuring a substantial monthly rental income.
- This is a fantastic opportunity for buyers seeking a safe and profitable investment.

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.

# Hotel

## Piće, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
1106 €

Median price/m<sup>2</sup> of this type  
in this region:  
0 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2024 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1567 €



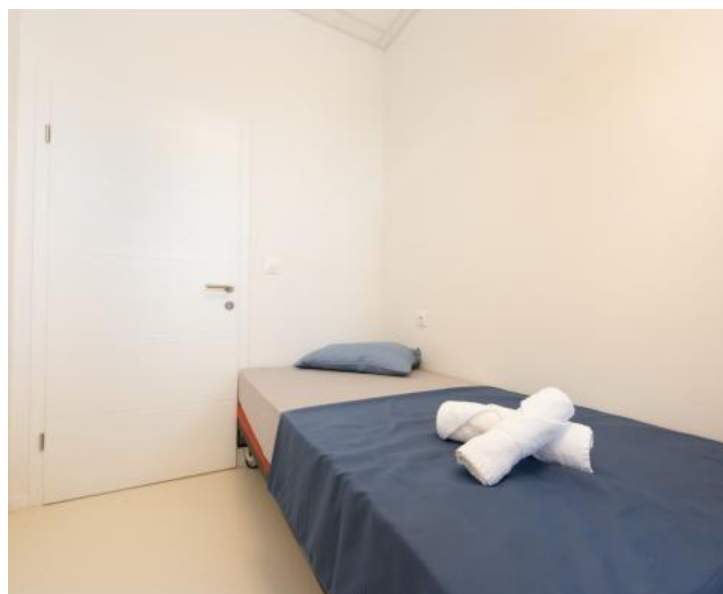
# Hotel

Piñan, Istria



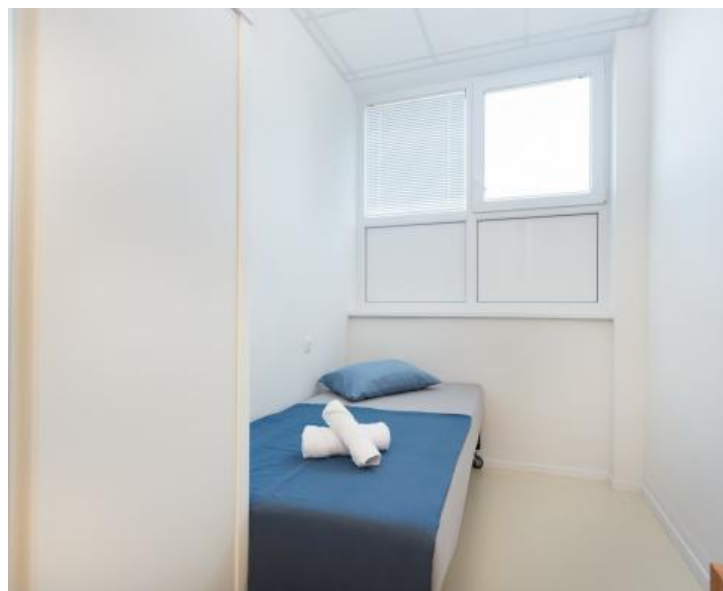
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Piñan, Istria



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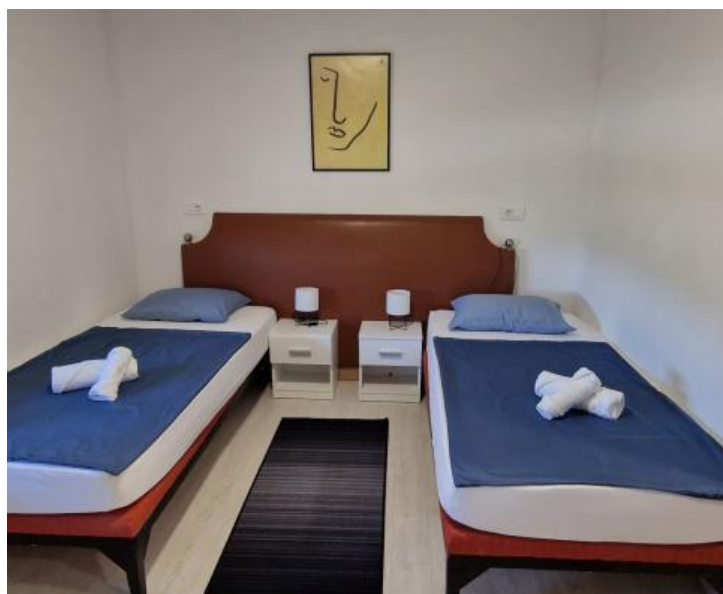
Piñan, Istria



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# Hotel

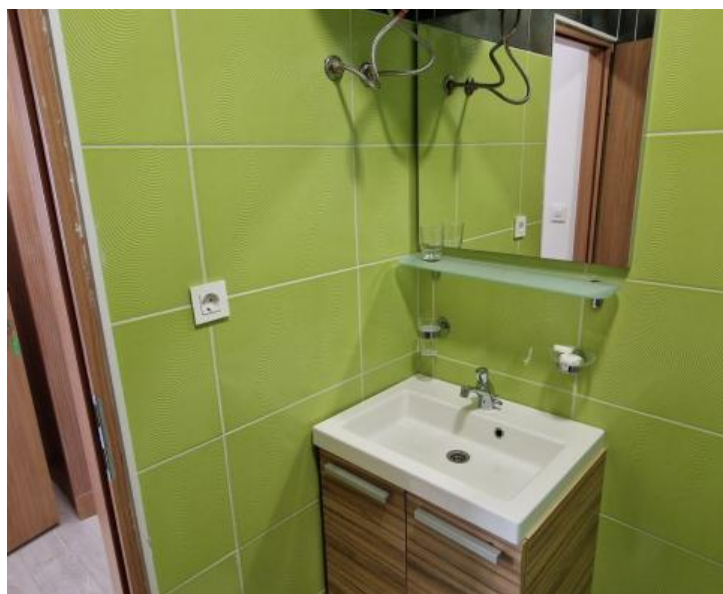
Piñan, Istria





# Hotel

Piñan, Istria





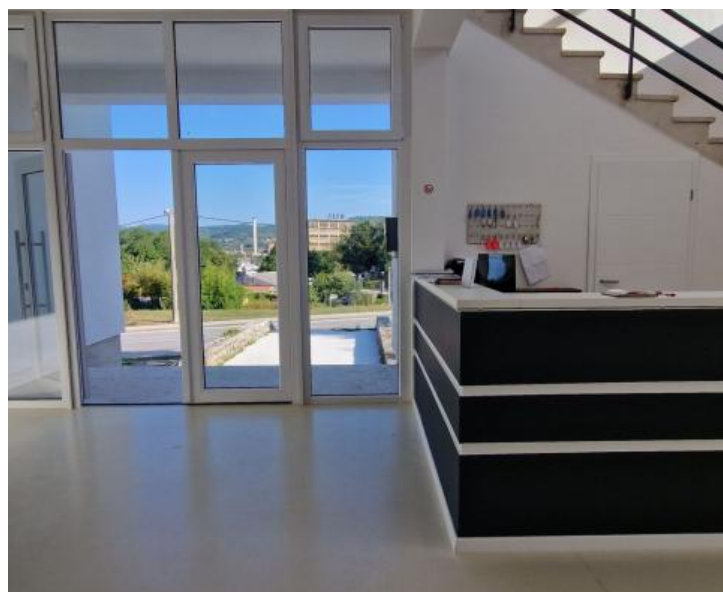
# Hotel

Piće, Istria



# Hotel

Piñan, Istria



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Piñan, Istria





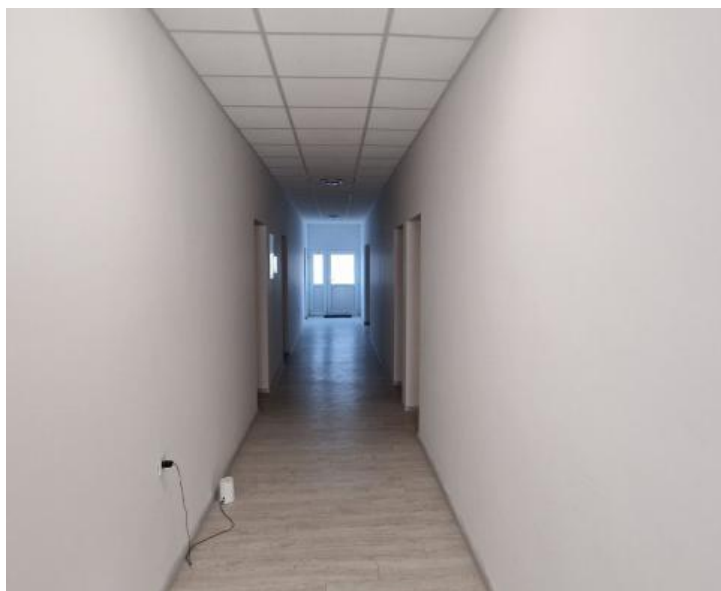
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Piñan, Istria



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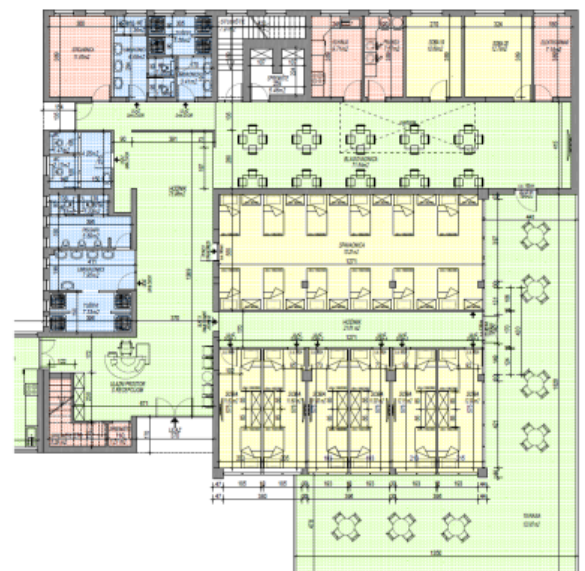
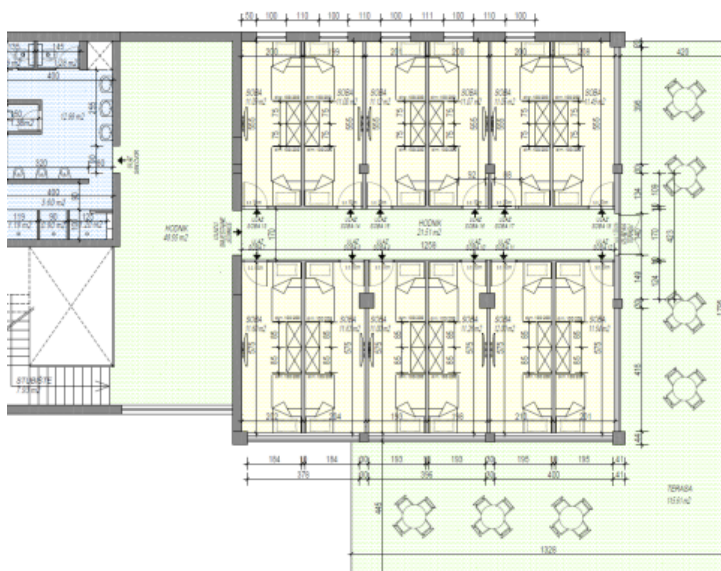


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Piñan, Istria



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