

Mini-hotel

Višnjan, Istria



Ref	RE-U-36180
Type	Mini-hotel
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	140 sqm
Plot size	300 sqm

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

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No. of bedrooms	4
No. of bathrooms	4
Price	€ 370 000

Stone House with Three Apartments in Porec area!

Located in Istria's charming town of Višnjan, this stone house offers an ideal blend of rustic charm and modern amenities. Višnjan is a picturesque and vibrant Istrian town known for its beautiful old town center, which radiates a sense of peace and beauty. Positioned on a gentle hill at 244 meters above sea level, Višnjan lies just 12 km from Poreč and is part of a municipality encompassing 56 settlements with a variety of tourist accommodation options.

The town is renowned for its unspoiled nature and tranquil atmosphere, making it a haven for relaxation. Višnjan's rich cultural heritage is reflected in its historic streets, offering a perfect setting for summer cultural events such as local festivals, fairs, concerts, and film screenings. The Višnjan Romantic Evenings are a highlight, bringing a diverse program to the enchanting old town stage.

This stone house of 140 sq.m. is situated in a peaceful area just two kilometers from Višnjan. Currently, it is divided into two apartments that are successfully rented out for tourism purposes. However, there is potential to merge the apartments into a single house with four bedrooms and four bathrooms. Land plot around is 300 sq.m.

In addition to the main house, a 25 m² studio apartment and a traditional tavern are located across the street. The property is equipped with eight air conditioners and features underfloor heating in all rooms. It has a usage permit and is categorized as an apartment, making it ready for both residential and rental purposes.

This property is an excellent opportunity for anyone seeking a serene Istrian retreat with strong potential for tourism 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.

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Price per m²:
2643 €

Average price/m² of this type
in this region:
3406 €

Median price/m² of this type
in this region:
2372 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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