

# Mini-hotel

Veprinac, Kvarner



<b>Ref</b>	RE-AB-V-92-U-10752
<b>Type</b>	Mini-hotel
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Veprinac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	1000 sqm
<b>Plot size</b>	1052 sqm
<b>No. of bedrooms</b>	10
<b>No. of bathrooms</b>	10
<b>Price</b>	€ 1 660 000

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Beautiful boutique-style pansion with swimming pool and breathtaking sea view in Veprinac over Opatija by Ucka National Park entrance!  
Eco-surrounding, much greenery around.

It has large area of 1000 m2 and land plot of 1052 m2.  
It is split into several rental units:

Ground floor: garage, fitness, common lounge 50 sq.m., studio apartment, four toilets, three bathrooms.  
Medium level: hall, apartment with 2 bedrooms, apartment with 1 bedroom, apartment with 2 bedrooms with loggia and terrace of 50 sq.m.  
Upper level: hall, apartment with 2 bedrooms, apartment with 1 bedroom, apartment with 2 bedrooms with terrace.

Seven rental units in total+ common areas.

Special features:

- swimming pool 25 sq.m.
- BBQ zone
- parking for 6 cars
- garage with automatic gates, 150 sq.m.
- spacious terrace with summer dining area, 100 sq.m.
- terrace with garden of sq.m.
- three storage spaces
- fitness area
- common socializing area

Villa benefits panoramic sea view!

2021

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 m<sup>2</sup>:  
1660 €

Average price/m<sup>2</sup> of this type  
in this region:  
2455 €

Median price/m<sup>2</sup> of this type  
in this region:  
1959 €

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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