

Mini-hotel

Pješčana Uvala, Medulin, Istria



Ref	RE-U-10899
Type	Mini-hotel
Region	Istria > Pula
Location	Pješčana Uvala, Medulin
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	1000 sqm
Plot size	2600 sqm
No. of bedrooms	11
No. of bathrooms	9
Price	€ 3 120 000

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Great tourist property for sale in Pjescana Uvala with sea views, swimming pool, just 200 meters from wonderful sandy beaches!

Along Pješćana Uvala benefits one of the best equipped marinas in Croatia, which offers 650 berths at 18 docks and 250 berths for boats on land. All piers are under video surveillance, it has a 30t crane, a 25t hydraulic trailer, and boaters have internet access.

Total area of the building is 1000 sq.m.

This apart-house spreads over a building plot of 2600 m2.

The house consists of a main apartment of 200 m2, and 6 smaller apartments (two two-bedroom and four one-bedroom), large tavern of 60 m2, covered outdoor terrace, spacious yard, swimming pool of 91 m2, tennis courts, basement 63 m2, boiler room, multiple storage, two garages and over 10 parking spaces.

Special features:

- All apartments have beautiful terraces overlooking the sea
- In 2019 the building was refurbished, all apartments are equipped with new furniture. Interior oak joinery.
- Air conditioning is installed in all apartments, as well as central heating. Boiler room with central heating on electricity or gas, 2x500 liters of hot water tank.
- Boat garage is currently under construction (P = 50 m2).
- Tennis court with floodlights for night tennis is available.
- Swimming pool with new technology without chemicals. The technology of such a biological pool enables the preparation of safe water for bathing in a natural and environmentally acceptable way, completely without chemicals.
- There is possibility of upgrading additional apartments, the possibility of separating another building plot for construction next to the house (P = 1000 m2), the possibility of additional garages.

Great investment potential.

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:
3120 €

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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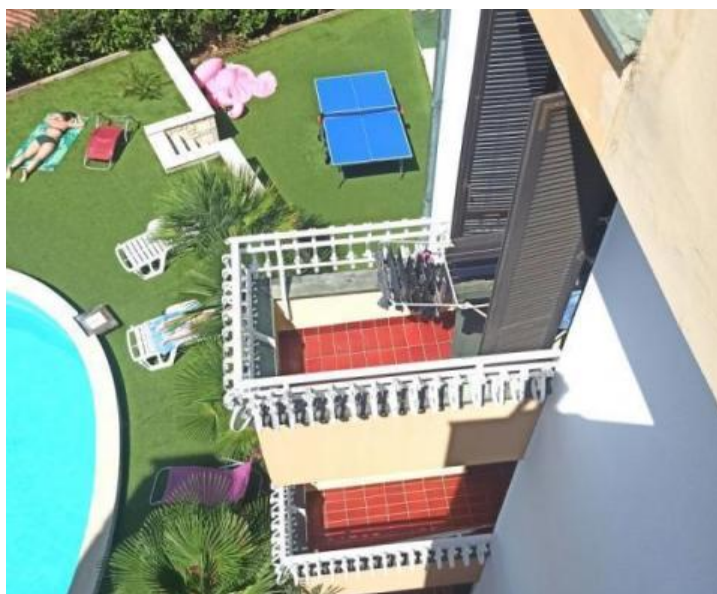
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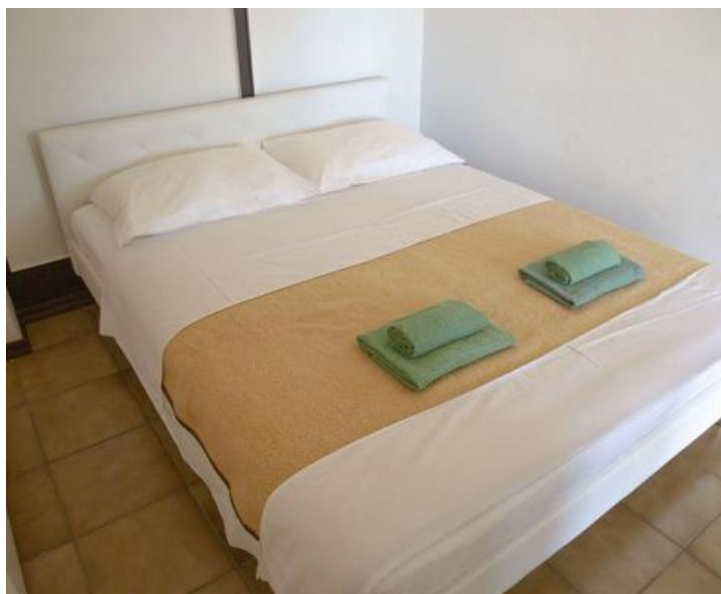
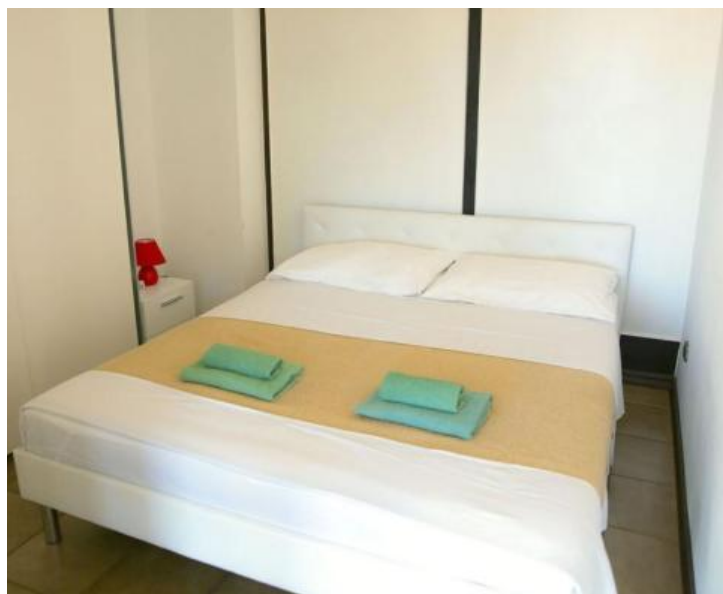
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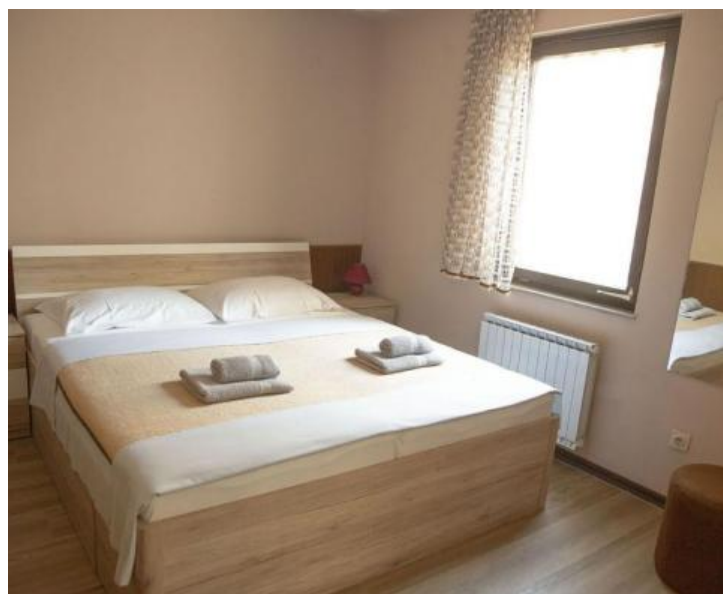
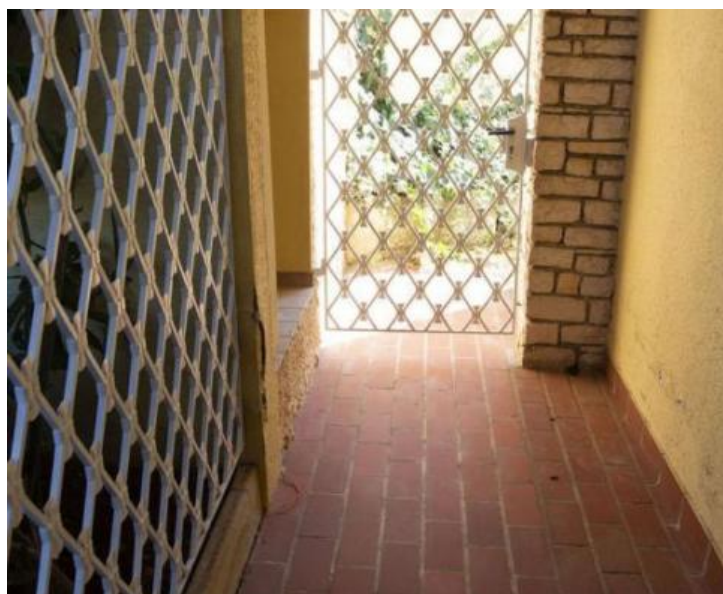
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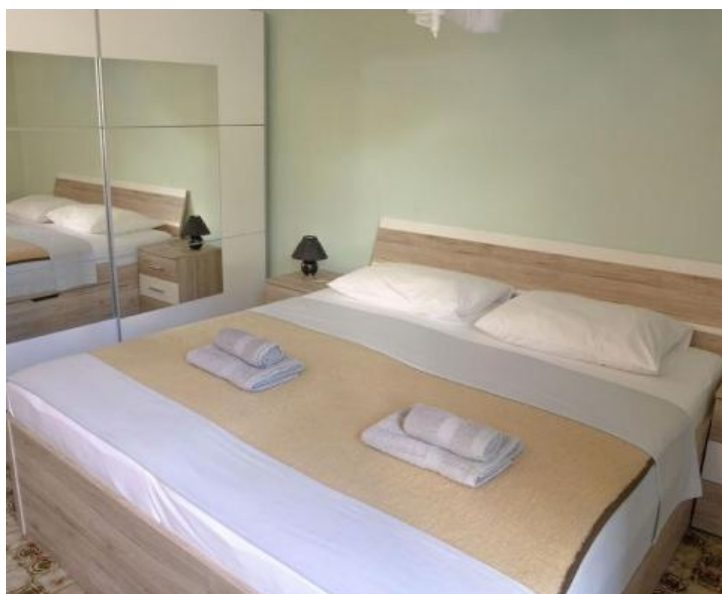
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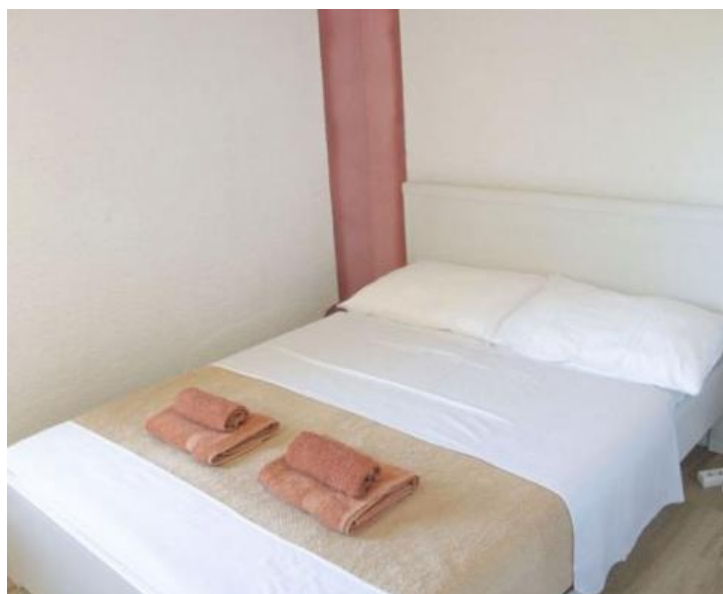
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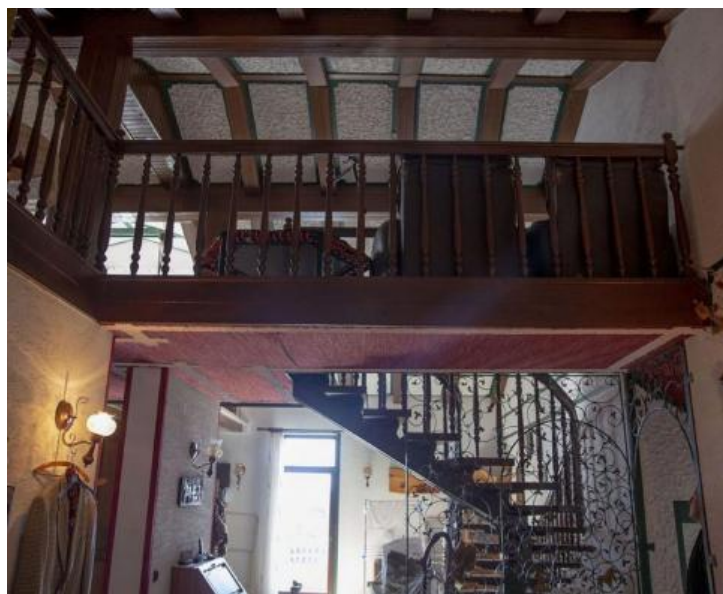
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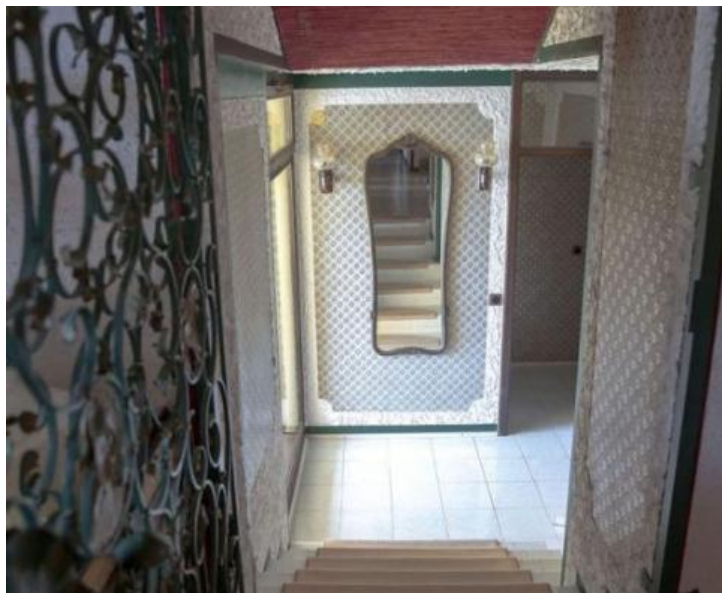
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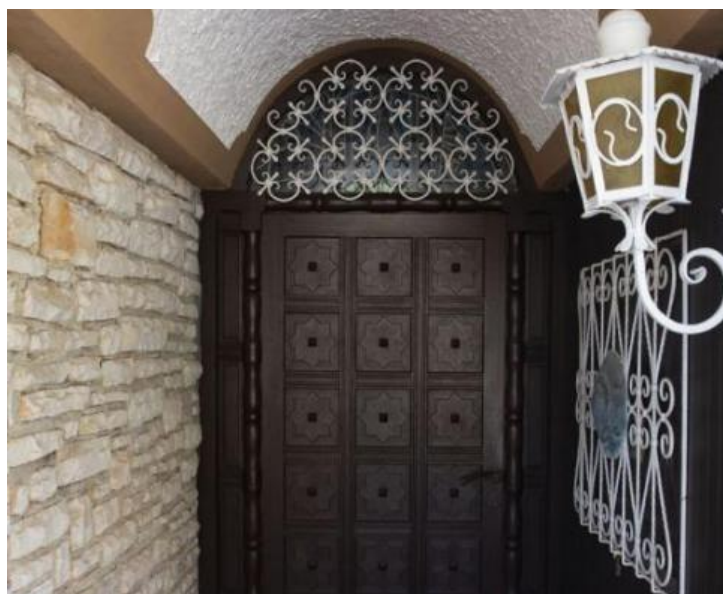
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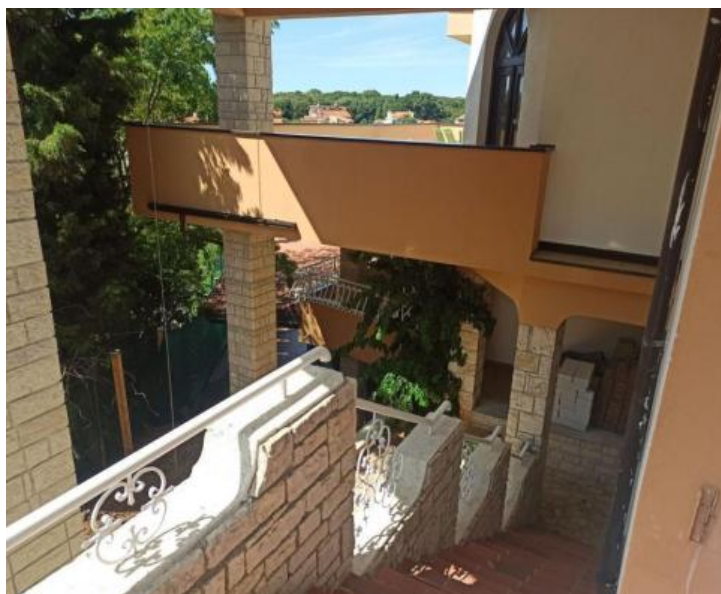
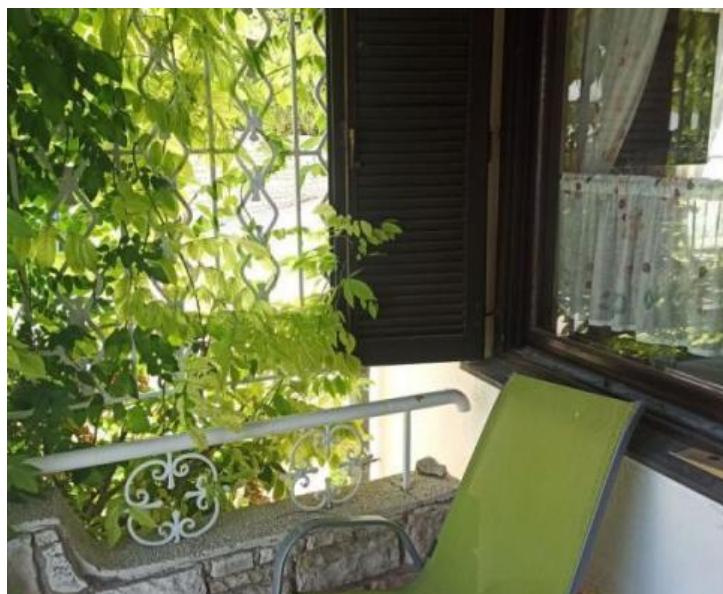
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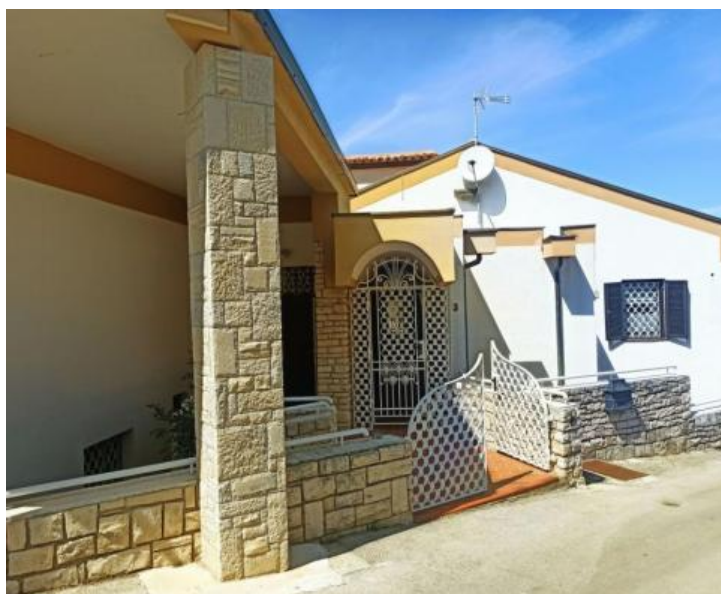
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