

# Mini-hotel

Zambratija, Umag, Istria



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# Mini-hotel

## Zambratija, Umag, Istria



|                         |                  |
|-------------------------|------------------|
| <b>Ref</b>              | RE-U-12169-25726 |
| <b>Type</b>             | Mini-hotel       |
| <b>Region</b>           | Istria > Umag    |
| <b>Location</b>         | Zambratija, Umag |
| <b>Front line</b>       | No               |
| <b>Sea view</b>         | Yes              |
| <b>Distance to sea</b>  | 400 m            |
| <b>Floorspace</b>       | 292 sqm          |
| <b>Plot size</b>        | 538 sqm          |
| <b>No. of bedrooms</b>  | 5                |
| <b>No. of bathrooms</b> | 4                |
| <b>Price</b>            | € 760 000        |

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Apart-house for sale in Zambratija, Umag with 4 accomodation units!

It is located just 400 meters from the sea and offers sea views!

Total area is 292 sq.m. Land plot is 538 sq.m.

Building was constructed in 2008.

On the ground floor there is a larger apartment consisting of a spacious living room with access to a covered terrace, kitchen with dining area, bedroom, bathroom, toilet and hallway. In addition to the apartment there is an additional room that can be used for multiple purposes. On the ground floor there is another studio apartment.

On the upper floor there are 2 more apartments, each of which has a living room with kitchen and dining area, 2 bedrooms, bathroom, hallway and exit to a shared balcony with a beautiful sea view. Upstairs is another separate balcony.

There is a boiler room in the basement of the house.

The house is heated by oil central heating and air conditioning.

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>:  
2603 €

Average price/m<sup>2</sup> of this type  
in this region:  
2870 €

Median price/m<sup>2</sup> of this type  
in this region:  
2622 €

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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