

Mini-hotel

Kurili, Kanfanar, Istria



Ref	RE-U-12229
Type	Mini-hotel
Region	Istria > Rovinj
Location	Kurili, Kanfanar
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	600 sqm
Plot size	1858 sqm
No. of bedrooms	13
No. of bathrooms	11
Price	€ 1 250 000

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

Mini-hotel

Kurili, Kanfanar, Istria



Beautiful remodelled old stone villa in Kanfanar area just a few km from famous boutique town of Rovinj!
It offers restaurant, seven apartments and four tourist rooms with bathrooms.

Total area of this solid building is 600 sq.m. Complete modernization was undertaken in 2008. There is also an additional building of 91 sq.m.

Land plot is 1858 sq.m.

Main building of 600 sq.m. has three floors:

* Ground floor - consists of an entrance reception, next to which is a small office, two bathrooms (M and F) and a fully equipped and operational restaurant with larger and smaller seating area, bar and fully professionally equipped kitchen.

The entire ground floor is equipped with underfloor heating, as well as heating or cooling with air conditioning. In front of the reception is a larger covered terrace, ideal for guests.

In front of the entrance to the restaurant there is a larger covered and uncovered terrace, together with which the restaurant has the ability to accommodate up to 150 guests.

Staff space, as well as a cloakroom, laundry room and an additional toilet are located at the back of the building hidden from view.

* First and Second floors are divided into separate left and right parts of the building.

On the left side there are 4 bedrooms, each with its own bathroom, as well as a separate apartment with one bedroom, kitchen, living room, bathroom and terrace overlooking the environment.

The right part is also accessed by a separate balustrade (staircase) where there are 5 apartments, one of which has 2 bedrooms, and the other 1 bedroom with its own kitchen, living room, bathroom and toilet.

Each accommodation unit is equipped with its own wall-mounted Fenkoiler heating and cooling system. In the process of renovation and furnishing of the building, great attention was paid to every detail, and the goal was to highlight the Istrian culture and way of life.

Additional building single-storey stone building of 91 sq.m. offers an outdoor covered terrace adorned with a renovated cistern, kitchen, living room with fireplace and dining area, then one bedroom with bathroom, and a larger rear terrace there is a fireplace and a bread oven.

The garden is decorated with greenery and various plants that you can find in different parts of Istria, and old olive trees. There is also a large swimming pool of 13x7m spacious enough for all guests.

The territory is completely surrounded by stone walls, and a special experience is created by stone paths.

Parking for a larger number of cars is provided on and off the yard.

There is a system of automatic irrigation, solar panels installed.

Important information: There is also the possibility of buying land of 27,000 m² intended for camping, and within which there is 4000 m² of construction ideal for the construction of four holiday villas.

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.

Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Price per m²:
2083 €

Average price/m² of this type
in this region:
3382 €

Median price/m² of this type
in this region:
3336 €

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

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

Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



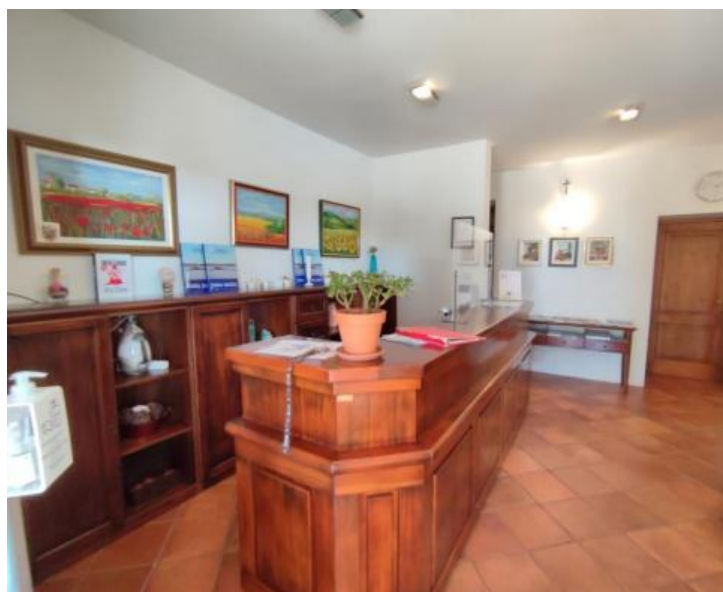
Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



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

Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



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

Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria



Mini-hotel

Kurili, Kanfanar, Istria

