

Mini-hotel

Valbandon, Fažana, Istria



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Ref	RE-U-14637
Type	Mini-hotel
Region	Istria > Pula
Location	Valbandon, Fažana
Front line	No
Sea view	No
Distance to sea	900 m
Floorspace	432 sqm
Plot size	1373 sqm
No. of bedrooms	11
No. of bathrooms	5
Price	€ 550 000

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Apart-house with 7 rental apartments for sale in valbandon just 900 meters from the sea!
In fact it is a family residential building with five functional and two unfinished residential units in Valbandon.
The house is the last in a row providing privacy and peace.
The gross living area of the building is 432 m², and the net area of the building is 354 m².
The property was built on a plot of 1373 m² where there is a lot of greenery, fruits, olives and other Mediterranean plants.

The tourist property is spread over three floors: ground floor, first floor and attic.
On the ground floor there is a garage, study, one bedroom apartment and two bedroom apartment.
On the first floor there is a one bedroom apartment, a two bedroom apartment and one unfinished apartment.
On the third floor, in the attic, there is an apartment with two bedrooms and a beautiful open view.
Two residential units are inhabited, and the other three are in the function of renting out to tourists in the summer months, there are two more spaces to arrange as studio apartments or auxiliary rooms.
Central heating pipes run throughout the house.
Two apartments have air conditioning and wood stove.

NOTE: property has great investment potential - in the large garden the future owner can build another property if desired.
It is possible to parcel 840 m² of building land and separate it from the house, and thus get another beautiful building land to build a villa or mini-hotel building in addition to the first one.

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:
1273 €

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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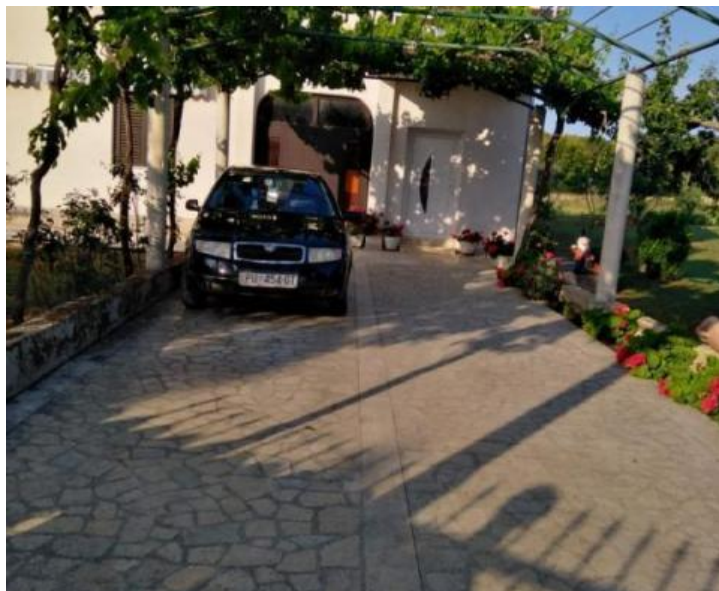
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