

# Mini-hotel

Mušalež, Poreč, Istria



<b>Ref</b>	RE-U-14752
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Porec
<b>Location</b>	Mušalež, Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	4500 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	1200 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 200 000

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## Mušalež, Poreč, Istria



Villa with 3 apartmens and swimming pool in Muzalez area near Porec!  
Total area is 250 sq.m. Heated swimming pool is 40 sq.m.

Each apartment consists of a living room, two bedrooms and a kitchen with dining area. The apartments on the ground floor and on the first floor are of the same layout and dimensions, and in addition to the above rooms, these apartments have large terraces with access from the living room and two bathrooms with toilets. The apartment in the basement is slightly smaller, but it leads directly to the pool and has one bathroom with toilet.

The house is for sale furnished and is perfect for family life and tourist rental!  
In the yard there is a beautiful outdoor kitchen, outdoor shower and separate wc.  
Ideal renting property!

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>:  
4800 €

Average price/m<sup>2</sup> of this type  
in this region:  
3406 €

Median price/m<sup>2</sup> of this type  
in this region:  
2372 €

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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