

Mini-hotel

Vrsar, Istria



Ref	RE-U-32771
Type	Mini-hotel
Region	Istria > Porec
Location	Vrsar
Front line	No
Sea view	No
Distance to sea	300 m
Floorspace	120 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 571 000

Vrsar is a place of magical sea views, narrow streets, old stone houses in a row, vivid colors and typical Mediterranean beauty.

Preserving its fishing tradition and rich historical heritage, it has been attracting tourists and artists for decades, while the untouched nature of the Lim Bay, the marina and the sports airport beckon adventurers and adrenaline junkies. The medieval old town center of Vrsar lies on a hill by the sea, from which numerous vantage points offer an unforgettable view of the open sea and the archipelago of 18 islets. A refuge for fishermen and sailors, a source of inspiration for artists, a place to enjoy the famous Casanova - Vrsar is a place that inspires.

A beautiful apart-house is for sale in the center of Vrsar. Total area is 120 sq.m.

The house is decorated, all apartments are newly renovated with quality furniture.

It consists of four rental units, interconnected by internal stairs.

Each apartment and basement has approximately 30 m² and consists of one bedroom, a fully equipped kitchen and a private bathroom.

The apartment on the ground floor and on the first floor consists of a separate bedroom with a double bed and a bed for one person, a kitchen with a dining room and a bathroom.

On the second and third floor there is a studio apartment with one bedroom, living room, dining room and bathroom.

The washing machine and additional toilet are located in the basement and can be used by all users of the apartment house. Air conditioners are in all apartments.

The parking lot for the owner is located 50 meters from the property.

Due to its excellent location and facilities, this property is an ideal investment for taking over an already well-established tourist rental.

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.

Price per m²:
4758 €

Average price/m² of this type
in this region:
3406 €

Median price/m² of this type
in this region:
2372 €

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

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

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