

Mini-hotel

Istria, Bale, Istria



Ref	RE-U-16429
Type	Mini-hotel
Region	Istria > Rovinj
Location	Istria, Bale
Sea view	Yes
Distance to sea	5000 m
Floorspace	350 sqm
Plot size	800 sqm
No. of bedrooms	7
No. of bathrooms	6
Price	€ 1 355 000

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A luxurious Istrian villa with 5 apartments, 7 bedrooms, 6 bathrooms and a swimming pool is for sale in Bale. Ideal for a mini-hotel. There is also summer kitchen, sunbathing area and parking lot.

The first apartment extends over two floors and has 65 m², the living room, kitchen and bathroom are located on the first floor (40 m² in total), and the bedroom is on the upper floor (20 m²).

The second apartment also spans two floors and has 145 m², on the first floor there is an entrance terrace, a living room and a kitchen, a hallway and a bathroom (70 m² in total), and on the upper floor we have 3 bedrooms, a bathroom and a terrace with a view of sea!

The third apartment is located on the ground floor and has 47 m², and consists of a living room and a kitchen with access to the garden, 1 bedroom and a bathroom.

The fourth apartment is also located on the ground floor and is 45 m² and consists of a living room and a kitchen with access to the garden, 1 bedroom and a bathroom.

The fifth apartment, located on the 1st floor, is 45 m² and consists of a living room and kitchen, 1 bedroom and a bathroom.

A beautiful landscaped garden of 800 m² with a swimming pool (10 x 5), a sundeck, a summer kitchen with a fireplace adorn this Istrian delicacy.

Just 5 km from the beautiful beaches of western Istria, just 4 km from Rovinj, this property is ideal for those who know how to recognize the authentic Istrian charm of a property like this that combines a pleasant modern style with the past. The municipality of Bale, located close to Rovinj, Vodnjan, Kanfanar and Svetvinčent, is a preserved area of Istria that has escaped all forms of devastation and today it can proudly say that it is an area of almost virgin beauty that is distinguished by superb natural resources, untouched nature and a rich cultural and architectural heritage. Bale is known for its delicious homemade delicacies of Istrian cuisine and excellent local wines. This luxury property is located in the very center of Bale, which combines Istrian tradition with modern design.

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:
3871 €

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 €

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