

Mini-hotel

Pavićini, Marčana, Istria



Ref	RE-U-16762
Type	Mini-hotel
Region	Istria > Pula
Location	Pavićini, Marčana
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	256 sqm
Plot size	909 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 470 000

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Renovated stone apart-house with a swimming pool and a large garden in MARČANA , Pavicini, just 2 km from the beaches!

Villa is fully renovated in 2022 (originally built in 1950).

It is 5-apartment concept (three one-bedroom apartments and two studio apartments).

The house of 256 m2 consists of 5 bedrooms, 5 bathrooms, 3 kitchens, 3 living rooms in total and is suitable for housing a larger family or for tourism (or combined).

In addition to the 32 m2 swimming pool, there are additional facilities for enjoying the property: beach, grill, outdoor kitchen with dining area.

The spacious yard of 909 m2 is located in the construction zone and there is the possibility of building an additional house.

The property was built before 1968 and has a certificate of occupancy.

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:
1836 €

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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