

# Mini-hotel

Valbandon, Fažana, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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|                         |                   |
|-------------------------|-------------------|
| <b>Ref</b>              | RE-U-17604        |
| <b>Type</b>             | Mini-hotel        |
| <b>Region</b>           | Istria > Pula     |
| <b>Location</b>         | Valbandon, Fažana |
| <b>Front line</b>       | No                |
| <b>Sea view</b>         | No                |
| <b>Distance to sea</b>  | 1000 m            |
| <b>Floorspace</b>       | 225 sqm           |
| <b>Plot size</b>        | 313 sqm           |
| <b>No. of bedrooms</b>  | 5                 |
| <b>No. of bathrooms</b> | 3                 |
| <b>Price</b>            | € 550 000         |

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Property sale with 3 apartments in Valbandon, Fazana just 1 km from the beach and several km long promenade along the beach!

Total area is 225 sq.m. Land plot is 313 sq.m.

There is a basement. The basement has 28 m2.

On the ground floor the property has one apartment of 75 m2, which consists of 1 bedroom, living room, kitchen, hallway, bathroom and has access to a terrace with a barbecue and seating for enjoying the fresh air. The second apartment, also on the ground floor, has 60 m2 and consists of 1 bedroom, living room, kitchen and bathroom.

On the first floor, the house has another apartment of 90 m2 with 3 bedrooms, one of which is a children's room, a living room, a kitchen, a bathroom and a large covered terrace.

The attic is 66 m2 and can be used as additional storage.

Also, in the garden there is another room of 15 m2 that was used for the gym/fitness studio.

The house was upgraded and renovated in 2009, and has proper papers and a Decision on the executed condition.

During the renovation of 2009, new ceramics, PVC joinery, new water pipes and electrical installations, a new facade with insulation were installed.

Gas central heating, air conditioning were installed as well.

The yard is approximately 200 m2 with two parking spaces.

In an excellent position in the tourist resort of Valbandon, within walking distance of the first organized beaches of southwestern Istria. Excellent property for family life with tourist engagement in the summer months.

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>:  
2444 €

Average price/m<sup>2</sup> of this type  
in this region:  
2498 €

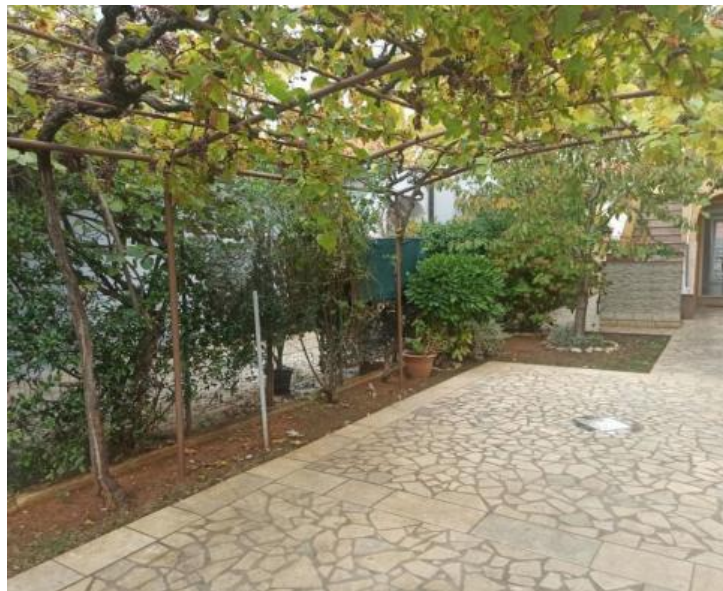
Median price/m<sup>2</sup> of this type  
in this region:  
2298 €

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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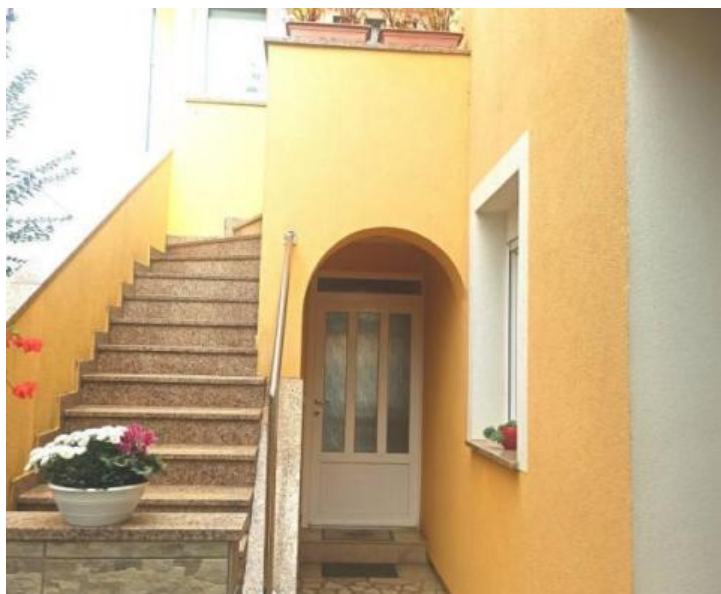
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