

# Mini-hotel

## Novigrad, Istria



<b>Ref</b>	RE-U-14045
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Novigrad
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	900 sqm
<b>Plot size</b>	1317 sqm
<b>No. of bedrooms</b>	12
<b>No. of bathrooms</b>	10
<b>Price</b>	€ 2 300 000

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Hotel and restaurant with swimming pool in the tourist area of Novigrad-Cittanova, 5 km from the sea. This residential and commercial building of about 900 m<sup>2</sup> is located on a plot of 1317 m<sup>2</sup> which is away from the city center and its events, which makes it an ideal investment for vacation and escape from the noise. All the contents of the first beach are only a 10-minute drive away. On the ground floor there is a fully equipped restaurant with kitchen, 30 seats and access to the outdoor terrace where there are 100 more seats. The restaurant boasts awards for the best restaurant in the region for 2021 year. The ground floor also has a boiler room, laundry room, storage room and reception. Internal stairs lead to the first floor where there is one room of 54 m<sup>2</sup> consisting of living room, bedroom and bathroom, one room of 37 m<sup>2</sup> consisting of a spacious bedroom and bathroom and seven rooms of 25 m<sup>2</sup> consisting of bedrooms and bathrooms, each with its own balcony of 6 m<sup>2</sup>. On the first floor, with a separate entrance, there is an apartment in the unfinished phase of about 170 m<sup>2</sup> which consists of a living room with kitchen and dining area, 3 bedrooms and a bathroom. The building also has an auxiliary building that is currently used as a bicycle storage room and swimming pool. Heating is arranged via gas central heating, and additional heating and cooling via air conditioning. There is a public parking nearby. An excellent opportunity for people who are willing to start their own business in a great location, or very simply the space can be converted into a villa.

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 m<sup>2</sup>:  
2556 €

Average price/m<sup>2</sup> of this type  
in this region:  
2179 €

Median price/m<sup>2</sup> of this type  
in this region:  
2146 €

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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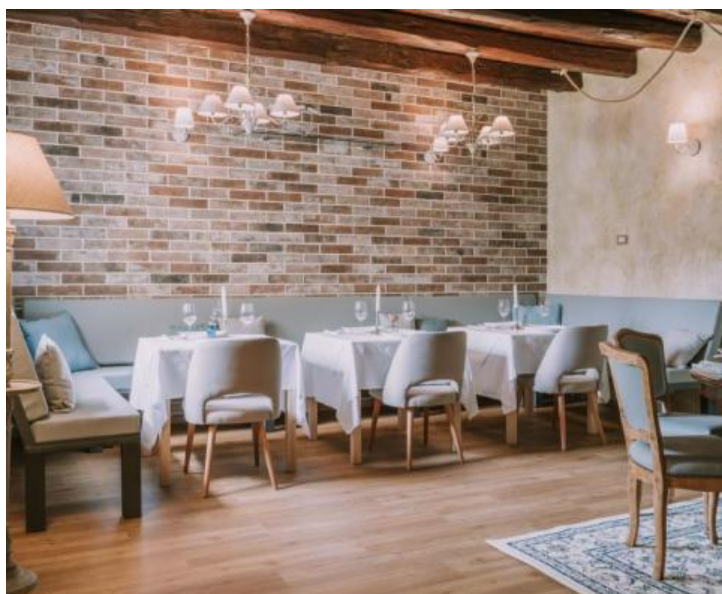


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