

Mini-hotel

Brtonigla, Istria



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Ref	RE-U-18513
Type	Mini-hotel
Region	Istria > Novigrad
Location	Brtonigla
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	508 sqm
Plot size	330 sqm
No. of bedrooms	12
No. of bathrooms	5
Price	€ 950 000

Stone house with several apartments for sale in Brtonigla, meant for modernization.
Total floorspace is 508 sq.m. Land plot is 330 sq.m.
House was built in 1980.

The house is designed as composed of the two separate parts.

The first part of the house consists of an office space with a covered terrace and access to the yard, with a total area of 275 m2.

The office space is currently used as a catering service.

In addition to the office space on the ground floor, there is another smaller apartment consisting of a kitchen with a dining room, one bedroom and a bathroom.

On the first floor there are three bedrooms with a bathroom with a total square footage of 74 m2.

The second part of the house consists of two apartments, each with its own separate entrance.

The first apartment is located on the first floor and consists of a kitchen with a dining room, a living room, three bedrooms and a bathroom.

The second apartment is of the same area in the Rohbau phase and needs adaptation.

The house is heated with heating oil, a wood-burning fireplace and air conditioning.

Due to its exceptional location and contents, this house is a great opportunity as an investment for tourism and catering.

Just a few steps away is the city center, cafes, promenades, bike paths, shops and various other necessary amenities.

Great property for modernization.

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:
1870 €

Average price/m² of this type
in this region:
2179 €

Median price/m² of this type
in this region:
2146 €

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

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

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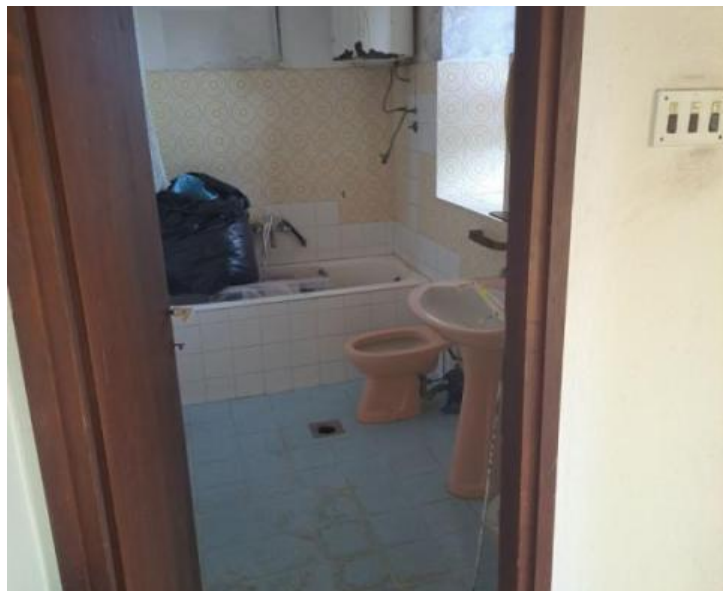
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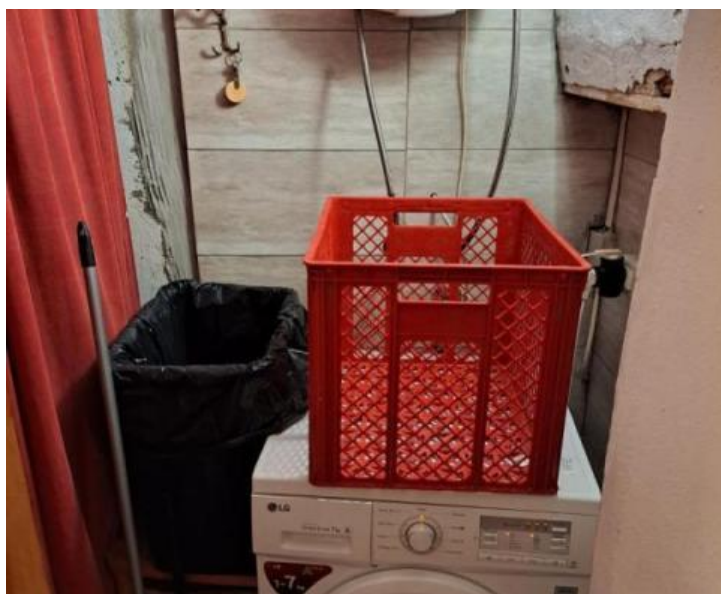
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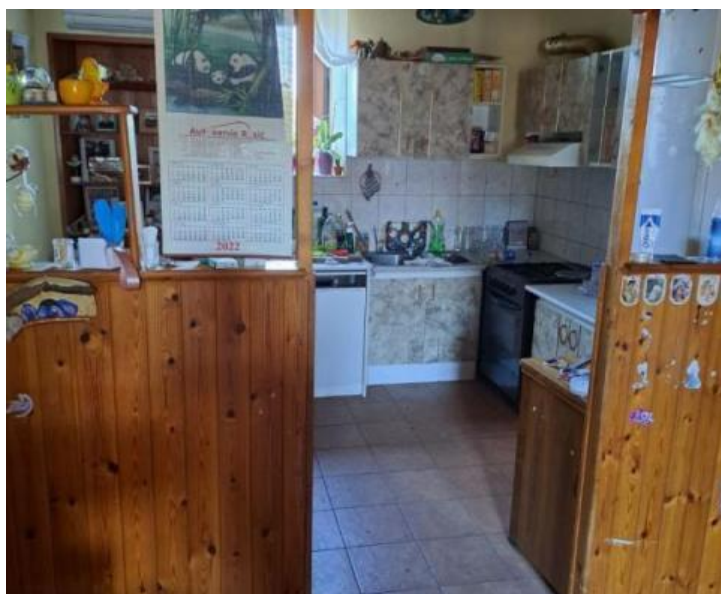
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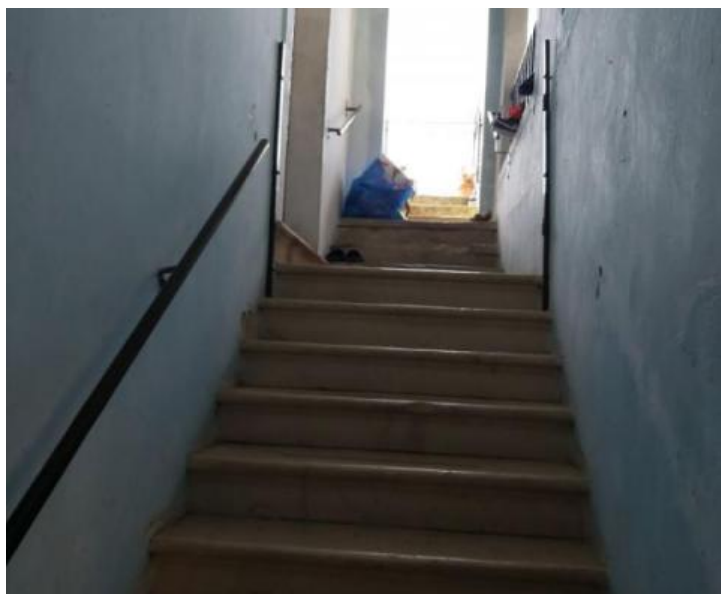
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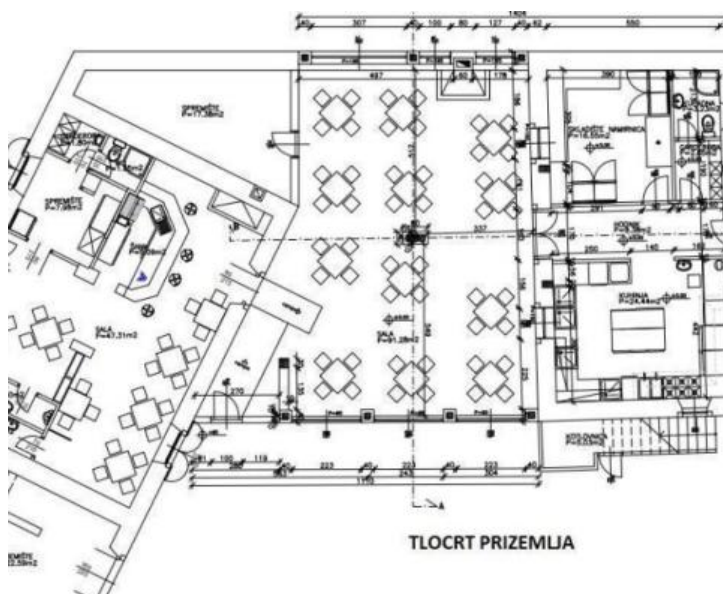
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