

# Mini-hotel

Valbandon, Fažana, Istria



<b>Ref</b>	RE-U-17774
<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>Floorspace</b>	897 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	16

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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**No. of bathrooms**

10

**Price**

Price upon request

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Gorgeous mini-hotel of 897 m<sup>2</sup> with 9 apartments in Valbandon near Pula only 900 meters from the beach! In a peaceful and quiet street, at a distance of 1 km from the sea, you will find this apartment house with as many as 9 apartments - total living area of 897 m<sup>2</sup>.

The house is divided into 4 floors - basement, ground floor, first and second floor. On the completely fenced garden there is also an auxiliary building, a pool of approx. 15 m<sup>2</sup>, and secured parking for 8-9 cars.

In the basement of the house there is a three-room apartment with access to its own terrace, a tavern with a fireplace, a space for socializing and a boiler room.

There are 4 more apartments on the ground floor - two three-bedroom and two one-bedroom, each with its own separate entrance.

On the first floor, there is a "master" apartment of 130 m<sup>2</sup> divided into an entrance hall, 2 bedrooms, a large "open-space" living room, kitchen + dining room, bathroom with toilet, storage room, and an outdoor covered terrace.

Another three-bedroom apartment of approx. 65 m<sup>2</sup> is located on this floor.

An internal staircase leads to the second floor, where there are the last 2 three-bedroom apartments, approx. 45 and 50 m<sup>2</sup>.

Additional details:

- \*Each apartment has a secured parking space.

- \*Heating is central with heating oil.

- \*All apartments have been in the tourist rental function for more than 10 years

Property was built in 2007.

Price is over 2 mio euro. Please, do not hesitate to inquire about the price.

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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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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