

Mini-hotel

Barban, Istria



Ref	RE-U-21045
Type	Mini-hotel
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	729 sqm
Plot size	8550 sqm
No. of bedrooms	16
No. of bathrooms	14
Price	€ 1 880 000

Enormous estate with two villas, two swimming pools and a tennis court in Barban area just 1 km from the sea!
Perfect tourist property!

Overall territory is 8550 sq.m.

Overall building area is 729 sq.m.

There are 10 apartments in total.

There are two buildings within the estate - larger and smaller one.

Larger house - 645.33 m²: We start with the basement where there are two apartments.

In the basement there is also a decorated wine cellar. Then we have an area with a fireplace that is intended for preparing breakfast and a bathroom. As sugar at the end, the basement contains a beautiful indoor pool and sauna, two showers and a toilet. There we also have beautiful glass walls that can be opened. In the basement there is a laundry room for washing clothes, a boiler room, a storage area and a pool machine room. Small apartment A contains a kitchen, living room, bathroom and one bedroom.

Large apartment B contains a kitchen, living room, two bathrooms and two bedrooms.

Then follows the ground floor with the reception and 3 apartments.

Apartment C is spread over two floors. Downstairs there is a kitchen, living room, bathroom, balcony and one bedroom, while upstairs there are two more bedrooms and one bathroom.

Apartment D has a kitchen, living room, bathroom, balcony and two bedrooms.

Apartment E is the last apartment on the ground floor and, as the largest, has a separate entrance. It contains an entrance hall, storage room, toilet, bathroom, two bedrooms, one of which has its own bathroom.

On the first floor we find 3 more apartments.

Apartment F and apartment G contain a living room, kitchen, bathroom, balcony and one bedroom. Apartment H has a kitchen, living room, bathroom and two bedrooms.

The house has a summer kitchen and dryer collectors for heating and cooling.

On the large garden, we come across a **smaller house** with an area of 84.49 m².

The house has two apartments on the ground floor.

Apartment I consists of a kitchen, a living room that can be used as a bedroom, a bathroom and a balcony. That apartment is a small studio apartment.

Apartment J has a kitchen, living room, bedroom, bathroom and balcony. In the basement of the smaller house, we have two rooms that can be arranged according to the wishes of the future owner.

In addition, there is a separate underground facility in the basement that has permission to build two more apartments above ground.

In total, there are 10 apartments distributed in two houses on a large, beautiful property.

The houses have aluminum joinery. There are canopies on the house that the future owner can arrange as he wishes. The canopies have a surface area of 64.49 m². There is a large swimming pool with massage tubs and

beaches on the beautifully landscaped grounds, with a total area of 99 m². The entire area of the property is in the construction zone, so there is a possibility of building additional facilities. The houses also have their own tennis court to enjoy in the summer months. Next to the tennis court, there is an auxiliary facility with a generator that is connected to all facilities and supplies its own electricity in the event of a power outage. Each of the houses has its own septic tank. This beautiful large property is ideal for investment in tourist rental because of the large number of apartments that will bring maximum occupancy in the season.

Barban is a small picturesque medieval acropolis-type settlement in the southern part of eastern Istria, located above the Raša river valley. Well-preserved architectural buildings from the Baroque and Gothic periods, frescoes and Glagolitic inscriptions, churches, palaces and city walls, the knightly game of the Ring Race, the traditional wine festival and the fig festival make Barban extremely attractive. The municipality of Barban, which has access to the sea in Raško Bay, covers an area of 100 km². Apart from Barban, there are 31 other settlements in the beautiful greenery of Barbanština.

Some touristic overview for the start of 2024

Below is some abstract from official Croatian tourist statistics for the start of 2024. It is quite important for those investors who consider investment in Croatian tourism.

We do monitor tourism statistics regularly and can recommend you quite reliable sources for analysis.

In the first quarter of 2024, there were 1.1 million tourist arrivals in Croatia and 2.6 million tourist nights realised in commercial accommodation facilities, which was 16.7% more arrivals and 17.2% more nights compared to the same period of 2023.

Tourism is rising in Croatia steadily.

Domestic tourists of Croatian origin realised 422 thousand arrivals and 885 thousand nights in the first quarter of 2024, which was an increase of 6.9% in tourist arrivals and of 8.6% in tourist nights.

In the same period, foreign tourists from other countries realised 658 thousand arrivals and 1.7 million nights, which was 24.0% more arrivals and 22.1% more nights compared to the same period of 2023.

Tourists from Germany realised the most foreign nights (267 thousand nights, which accounted for 15.4% of the total realised foreign tourist nights). They were followed by tourists from Slovenia (15.3%), Austria (13.8%), Italy (6.9%) and Bosnia and Herzegovina (5.0%). All aforementioned countries realised an increase in tourist nights in the first quarter of 2024 compared to the same period of 2023.

The highest number of tourist nights in March 2024 was realised in the County of Istria, as much as 409 thousand nights, which was 30.9% of the total number of tourist nights realised in Croatia. Compared to March 2023, there were 77.0% more tourist nights in the County of Istria. Of the total number of nights realised in the County of Istria, domestic tourists realised 63 thousand nights and foreign tourists 346 thousand nights. The most foreign tourist nights in the County of Istria were realised by tourists from Germany (25.6%), Austria (22.9%), Slovenia (20.7%), Italy (9.4%) and the Czech Republic (3.8%).

The County of Istria was followed by the County of Primorje-Gorski kotar with 236 thousand realised tourist nights and the City of Zagreb with 167 thousand realised tourist nights.

The highest number of tourist nights in April 2024 was realised in the County of Istria again, as much as 766 thousand of them, which was 27.6% of the total number of tourist nights realised in Croatia. Domestic tourists realised 115 thousand nights in April 2024, which was 7.9% less nights than in April 2023. Foreign tourists realised 651 thousand nights in April 2024, which was 27.9% less nights than in April 2023.

The County of Dubrovnik-Neretva followed, with 432 thousand tourist nights, which accounted for 15.6% of the total realised tourist nights in Croatia, as well as the County of Split-Dalmatia, with 424 thousand nights, which accounted for 15.3% of the total realised tourist nights in Croatia. In April 2024, as compared to April 2023, in the County of Dubrovnik-Neretva there was an increase recorded in the number of nights of both domestic and foreign tourists, of 5.2% and 18.9%, respectively. In the County of Split-Dalmatia, in April 2024 compared to April 2023, foreign tourists realised an increase in the number of nights of 2.4%, whereas domestic tourists realised a decrease in the number of nights of 7.3%.

We are waiting for statistics for May 2024 but this data above already shown us some strong tendency.

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:
2579 €

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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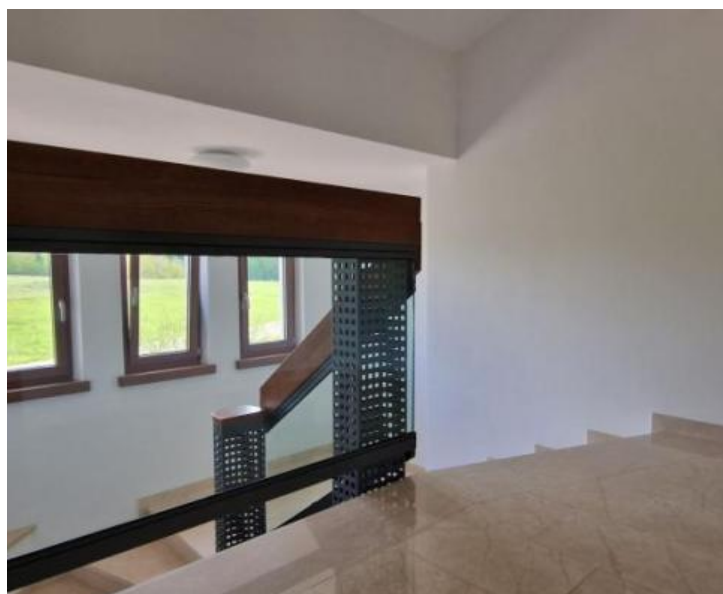
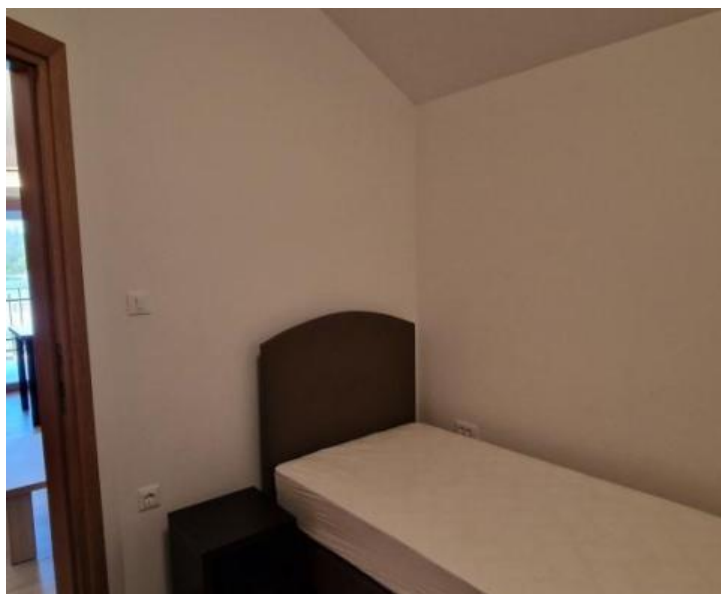
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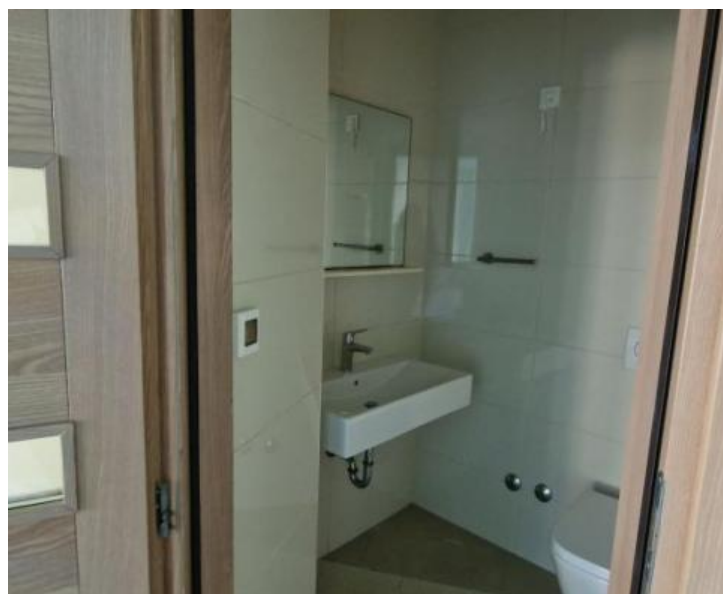
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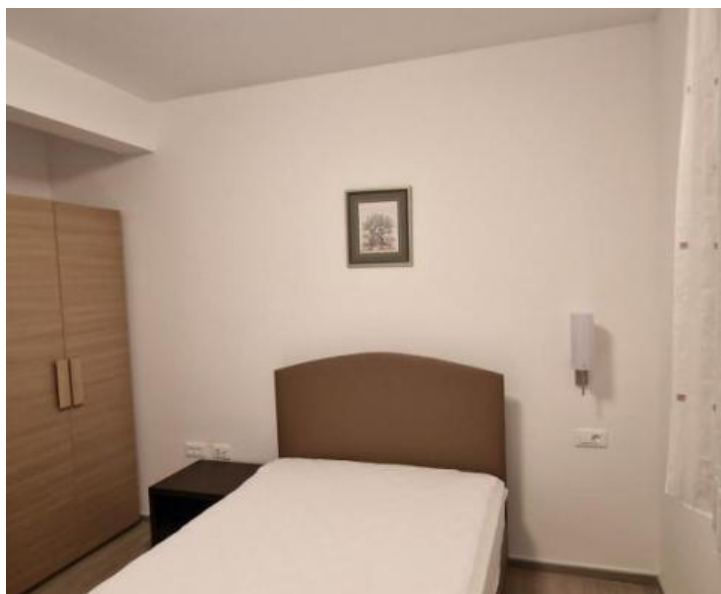
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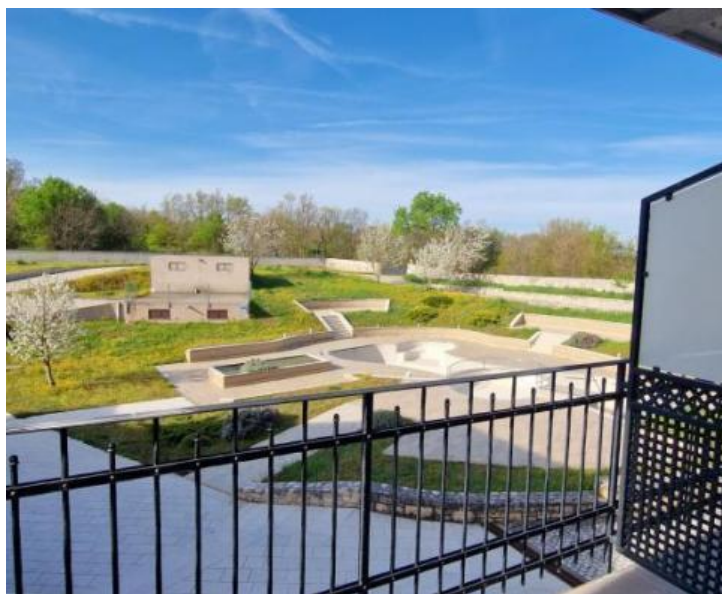
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