

Hotel

Barban, Istria



Ref	RE-U-21070
Type	Hotel
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	729 sqm
No. of bathrooms	14
Price	€ 1 880 000

A spacious touristic estate with 16 bedrooms, two swimming pools and a tennis court Barban is a small picturesque medieval acropolis-type settlement in the southern part of eastern Istria, located above the Raša river valley.

A few minutes from the center of Barban, we are selling this beautiful property of 729 sq.m. with an area of 8,550 m², which contains as many as 16 bedrooms! It consists of two buildings.

Larger building - 645.33 m²:

We start with the basement where there are two apartments.

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.

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.

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

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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. p

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:
2579 €

Average price/m² of this type
in this region:
1636 €

Median price/m² of this type
in this region:
1089 €

Average price/m² of this type
in Croatia:
2023 €

Median price/m² of this type
in Croatia:
1567 €

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