

# Mini-hotel

Barbariga, Vodnjan, Istria



<b>Ref</b>	RE-U-24364
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Barbariga, Vodnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	1130 sqm
<b>No. of bedrooms</b>	10
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 750 000

# Mini-hotel

## Barbariga, Vodnjan, Istria



Spacious property in Barbariga, Vodnjan, 1,5 km from the sea!  
Total area is 300 sq.m. Land plot is 1130 sq.m.  
Complete adaptation was undertaken in 2021.

### Distribution of space:

There are 2 apartments on the ground floor of the house, each with its own private and separate entrance.  
\* Thus, the first studio apartment of 55 m<sup>2</sup> of living space consists of 2 comfortable bedrooms, a bathroom, and in one open space a kitchen with a dining room and a living room.  
\* The second apartment of its 25 m<sup>2</sup> of living space consists of one bedroom, kitchen and toilet, which is currently undergoing renovation.  
And a special part of this apartment that belongs to it is also part of the garden of 350 m<sup>2</sup> with a barbecue and a small outdoor terrace.

There is one main apartment on the first floor;

\* From its 120m<sup>2</sup> of living space, which consists of an entrance hall that also serves as a closed terrace with movable walls, then access to a larger and spacious open space area in which there is a large living room, a large dining room and a kitchen. The entire space is illuminated by daylight, considering how the exit to the outdoor terrace with a partial view of the sea extends from it. Then in the private part of the apartment there is a bathroom, toilet and two bedrooms.

The largest residential unit is located on the second and last floor of the house; From its 145m<sup>2</sup> of living space, which is divided so that the apartment is divided into a space for daily life and a private space of the apartment. Thus, in the open space area for daily life, there is a living room with a dining room and a kitchen, from which there is an exit to a larger outdoor terrace with a panoramic view of the sea and the Brijuni Islands. Then there are 5 spacious bedrooms and 2 bathrooms in the private part of the apartment

### Garden:

The 1300m<sup>2</sup> yard is completely fenced and private. In addition to parking for more than 6 cars, there is also a number of other interesting facilities, such as a covered terrace with billiards, darts, a Jacuzzi, a smaller covered terrace ideal for summer evenings, and a kažun that is used as a summer kitchen. In addition, there are two prefab buildings on the garden that are used as small storage facilities for bicycles and garden maintenance equipment.

Of course, there is also a children's park for the youngest with swings, a trampoline and a slide. **ADDITIONAL INFORMATION:** The property is fully air-conditioned There is a possibility of building a swimming pool in the yard. The house is used as a rental, which means that the purchase takes over the already well-established business A special detail of the house is the antique furniture from all over the world, but mostly from Africa, and it is wooden handwork exclusively for the owner.

Which means that they are unique considering how special and private designs were drawn for them.  
For any additional questions and/or more information, feel free to contact us!

# Mini-hotel

Barbariga, Vodnjan, Istria



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.

# Mini-hotel

## Barbariga, Vodnjan, Istria



Price per m<sup>2</sup>:  
2500 €

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 €



# Mini-hotel

Barbariga, Vodnjan, Istria



# Mini-hotel

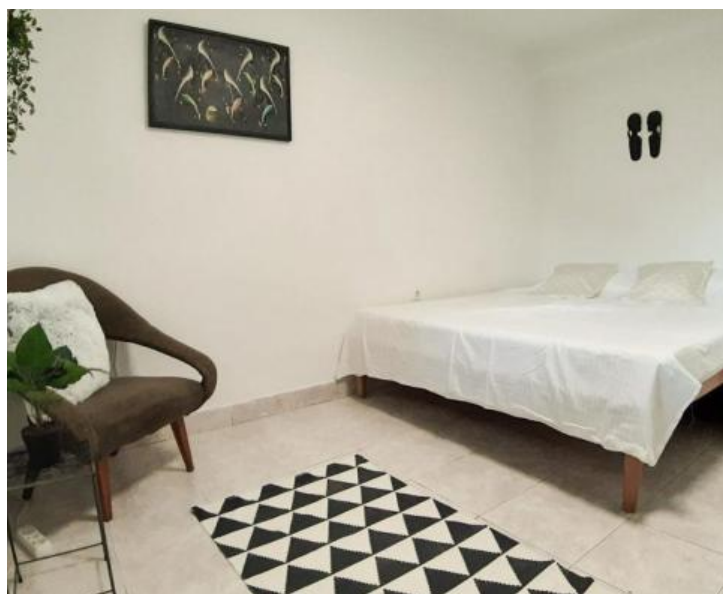
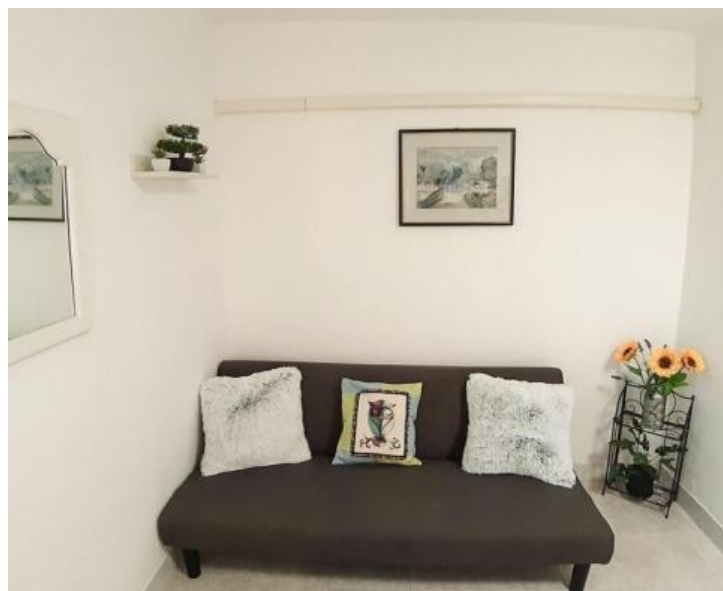
Barbariga, Vodnjan, Istria





# Mini-hotel

Barbariga, Vodnjan, Istria



# Mini-hotel

Barbariga, Vodnjan, Istria



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



# Mini-hotel

Barbariga, Vodnjan, Istria



# Mini-hotel

Barbariga, Vodnjan, Istria





# Mini-hotel

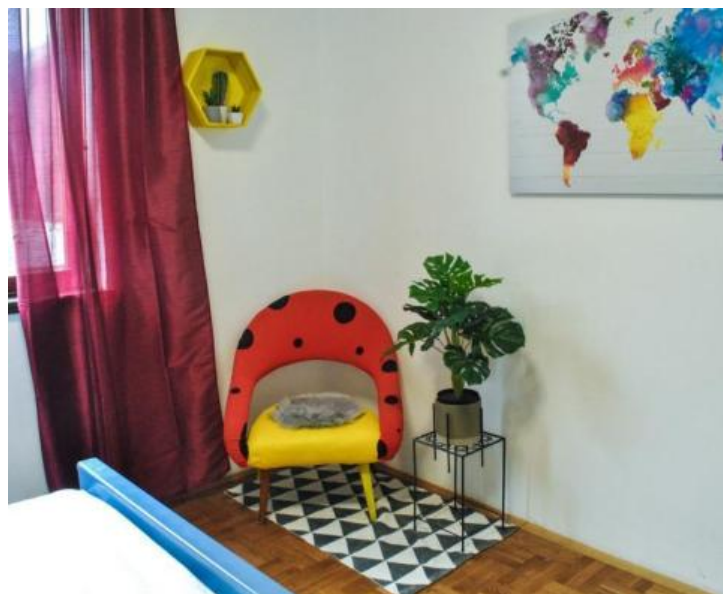
Barbariga, Vodnjan, Istria





# Mini-hotel

Barbariga, Vodnjan, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Mini-hotel

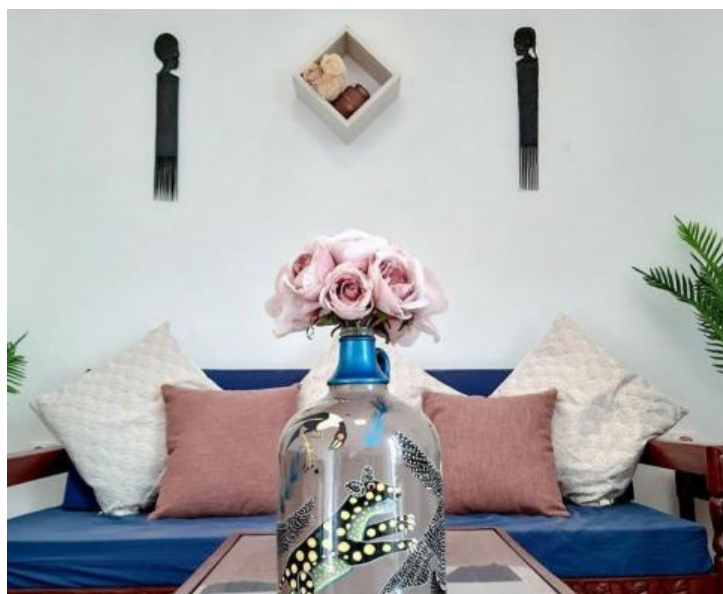
Barbariga, Vodnjan, Istria





# Mini-hotel

Barbariga, Vodnjan, Istria





# Mini-hotel

Barbariga, Vodnjan, Istria



# Mini-hotel

Barbariga, Vodnjan, Istria





# Mini-hotel

Barbariga, Vodnjan, Istria

