

# Mini-hotel

Poreč, Istria



<b>Ref</b>	RE-U-11103
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6200 m
<b>Floorspace</b>	365 sqm
<b>Plot size</b>	992 sqm

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

# Mini-hotel

Poreč, Istria



<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	6
<b>Price</b>	Price upon request

# Mini-hotel

## Poreč, Istria



House of 5 apartments with a lot of potential, in a quiet and beautiful location in Porec area, 6 km from the sea. The tourist property benefits wonderful swimming pool.

Total area is 365 sq.m. Land plot is 992 sq.m.

The property consists of two apartments, three additional tourist flats, garage, storage and basement and is a great opportunity because of the way the house is designed.

There are 5 apartments in total.

The ground floor consists of an apartment and a suite. The main apartment on the ground floor has a total area of 136.23 m<sup>2</sup> and consists of a hallway, pantry, spacious living room with dining area, kitchen, bathroom, two bedrooms, one bedroom of which has a private bathroom and a covered terrace. The apartment is fully and well equipped and ready to move in.

The tourist flat on the ground floor consists of a hallway, living room with kitchen, bathroom, bedroom and a covered terrace. When the kitchen is installed then this apartment is ready to move in.

On the first floor there is a apartment and two guest apartments in the unfinished phase. The main apartment has a total area of 74.06 m<sup>2</sup> and consists of a living room with kitchen and dining area, bathroom, two bedrooms and a covered terrace. The guest apartments have a similar layout and consist of a living room with kitchen, bathroom, bedroom and a covered terrace. In the beautiful garden there is a garden and a summer kitchen with a beautiful handmade fireplace.

The house is in a great position and gives you great privacy. Heating is via central heating with heating oil. Installations for air conditioners and telephones are planned.

This tourist property is for sale furnished and represents a great opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rent.

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

## Poreč, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
3406 €

Median price/m<sup>2</sup> of this type  
in this region:  
2372 €

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

Poreč, Istria



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

# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria





# Mini-hotel

Poreč, Istria



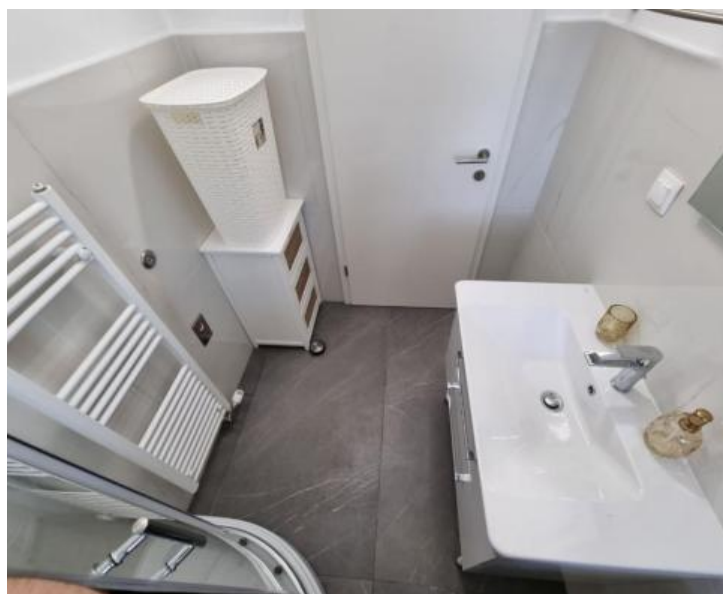
# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria





# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria



# Mini-hotel

Poreč, Istria

