

# Mini-hotel

Pula, Istria



<b>Ref</b>	RE-U-27650
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Pula
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	550 sqm
<b>Plot size</b>	315 sqm

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<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 1 650 000

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## Pula, Istria



Luxury apartment guest house of 4 apartments with office space and garage in Nova Veruda, Pula, with sea views, 1 km from the sea.

Total area is 550 sq.m. Land plot is 315 sq.m.

The property comprises four lavishly appointed apartments, office space, a garage, and a 315 m2 garden, boasting a total usable area of 550 m2.

The ground floor hosts a 2-bedroom apartment featuring two bathrooms, a dining room, and two terraces spanning approximately 100 m2.

A staircase leads to the 1st floor, where a similarly configured 2-bedroom apartment awaits, accompanied by two bathrooms and two terraces of around 100 m2 each.

On the 2nd floor, an additional 2-bedroom apartment with one bathroom and a terrace offering captivating sea views of approximately 75 m2 is found.

Adjacent to it, another apartment boasts two bedrooms, one bathroom, a combined kitchen and dining area, and a terrace measuring around 75 m2.

On the ground floor, a business space of about 75 m2, complete with a kitchenette and bathroom, alongside an office, adds a versatile dimension to the property.

An automated garage, accommodating one car and spanning approximately 35 m2, and a 50 m2 cellar complement the functional aspects of the residence.

Each unit flaunts a separate entrance and is fully equipped for habitation or rental purposes, featuring TV and internet connections, as well as air conditioning. The building's double facade (normal + thermal) incorporates a built-in solar system and electric water heater supplemented by solar energy. The house is air-conditioned using inverter air conditioners, and it offers the flexibility of central gas or heating oil.

Originally constructed in 1988, the property underwent a comprehensive renovation in 2020. Most of the carpentry consists of double PVC, and an antenna system/telephone is available in each apartment.

The property is sold fully furnished, showcasing new kitchens in the apartments. It currently holds a permanent lease for occupational medicine.

Nestled in an excellent and tranquil location in proximity to the sea, the residence ensures easy access to all modern amenities, making it an ideal abode for contemporary living.

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 m<sup>2</sup>:  
3000 €

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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