

# Mini-hotel

## Medulin, Istria



<b>Ref</b>	RE-U-28210
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	331 sqm
<b>No. of bedrooms</b>	9
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 990 000

Apart-house for sale in Medulin, 300 meters from the sea, with sea views!  
Total area of this property built in 2008 is 331 sq.m.

This coastal haven is idyllically situated along a lengthy shore, adorned with several picturesque coves and the renowned sandy beach of Bijeca, a mere 300m from the aforementioned dwelling!

The house is structured across three levels: the ground floor, first floor, and second floor. Each tier hosts two apartments, one larger and one smaller. Accompanying the main building is an auxiliary structure transformed into a studio apartment, measuring approximately 18 m<sup>2</sup>. The studio is fully equipped, mirroring the amenities found in the larger apartments (kitchen with a living area, bathroom, air conditioning, LCD, washing machine).

**GROUND FLOOR:** Apartment No.1 (living room + kitchen, air conditioning, bedroom, bathroom, balcony)  
Apartment No.2 (living room + kitchen, air conditioning, 2 bedrooms, bathroom, balcony)

**FIRST FLOOR:** Apartment No.3 (living room + kitchen, air conditioning, bedroom, bathroom, balcony) Apartment No.4 (living room + kitchen, air conditioning, 2 bedrooms, bathroom, balcony)

**SECOND FLOOR:** Apartment No.5 (living room + kitchen, air conditioning, bedroom, bathroom, balcony)  
Apartment No.6 (living room + kitchen, air conditioning, 2 bedrooms, bathroom, balcony)

All apartments are fully furnished and equipped. Each apartment comes with a designated parking space in front of the house. With an excellent and consistently high occupancy rate during the tourist season, the house presents an ideal opportunity for a prospective buyer seeking to seamlessly continue this well-established venture!

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>:  
2991 €

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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