

# Mini-hotel

## Bale, Istria



<b>Ref</b>	RE-U-28185
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Bale
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	340 sqm
<b>Plot size</b>	624 sqm
<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 939 000

Guest-house with swimming pool in Bale near Rovinj!

Close to the center of the village of Bale, this high-quality family apartment house with 3 or more residential units is situated.

We proudly present this quality family villa located in an attractive location near Rovinj and just a few steps from the center of Bale. It is an apartment house consisting of 3 residential units that offer various possibilities for future owners. This property is certainly worth your attention, and we are confident that it will impress you with its location, spatial organization, and outstanding tourism results.

This guest house has a total of 340m<sup>2</sup> of net usable space and spans three floors: ground floor, 1st floor, and 2nd floor.

*Ground Floor* At the entrance to the villa, there is a small foyer connecting all floors of the house with an internal common staircase. Further through a private passage, a separate apartment is located, consisting of a hallway connecting two larger separate bedrooms of 25m<sup>2</sup> each. Each of these bedrooms has its own bathroom and access to the courtyard with a pool. Interestingly, for those looking for a tourism investment opportunity, each of these separate bedrooms can be treated as an independent unit for tourist rentals.

At the end of the mentioned hallway is the main area of the apartment with a modern kitchen, dining area, and a small living room with access to the courtyard with a pool. There is an additional bathroom, an extra bedroom, and a storage room.

*1st Floor* Entering from the common staircase, there is an equally replicated space as the ground floor. Two larger separate bedrooms of 25m<sup>2</sup> each are located in the hallway, each with its own bathroom and access to a private terrace. Similarly, these rooms can be treated as separate rental units, while the main part of the apartment is at the end of the hallway with a private entrance, including a kitchen, dining area, and living room with access to a private terrace. The same apartment has a bedroom, bathroom, and storage room.

*2nd Floor:* The last residential unit with a private entrance from the common staircase consists of a larger open space where a modern kitchen with a dining area, a spacious living room, and in the private part of the apartment, there is a bedroom and a larger bathroom.

A special feature of this property is the rooftop terrace accessed through a small hallway from the common staircase. Here, you can find a space for relaxation and enjoyment, a covered part of the terrace with a summer kitchen and seating area, as well as a beautiful view of the sea and sunset.

The villa's courtyard of 624 m<sup>2</sup> is fully fenced and hidden from view. The courtyard is well-maintained and adorned with numerous Mediterranean plants, as well as a spacious green area maintained by an automatic irrigation system. In the private part of the courtyard located at the rear of the villa, there is a pool with a sunbathing area, as well as a spacious covered summer kitchen with a barbecue, ideal for entertainment and relaxation with friends and family. There is enough parking space for 4 cars on the property, with the possibility

of additional parking outside the courtyard.

Additional advantages:

- The villa is sold fully furnished, eliminating the need for additional investments.
- All bathrooms in the villa have electric underfloor heating.
- All rooms are air-conditioned, but there is also a chimney with the possibility of installing a pellet or wood stove.
- High-quality 10 cm external insulation and PVC are installed, making the stay in the villa pleasant throughout the year.
- All entrance doors to apartments or rooms have smart locks with the option of unlocking with a key or personalized cards.
- The house has a laundry/utility room accessed from the outside, separate from the apartments.
- In the courtyard, there is an auxiliary building used as a storage and laundry/ironing room.
- The ownership of the villa is clear.
- The property is used for year-round living and renting, and we are confident that rental results will surprise you.

By purchasing this property, you take over a well-established business with regular guests and a guaranteed return on investment.

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>:  
2762 €

Average price/m<sup>2</sup> of this type  
in this region:  
3382 €

Median price/m<sup>2</sup> of this type  
in this region:  
3336 €

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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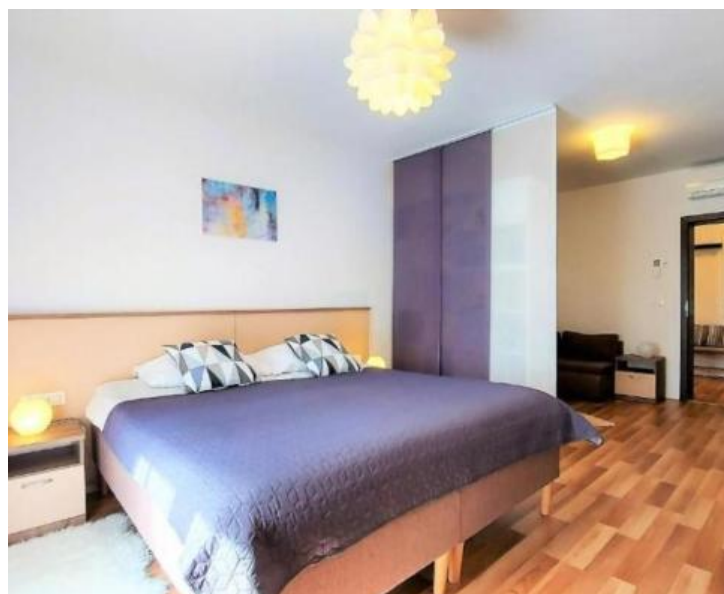


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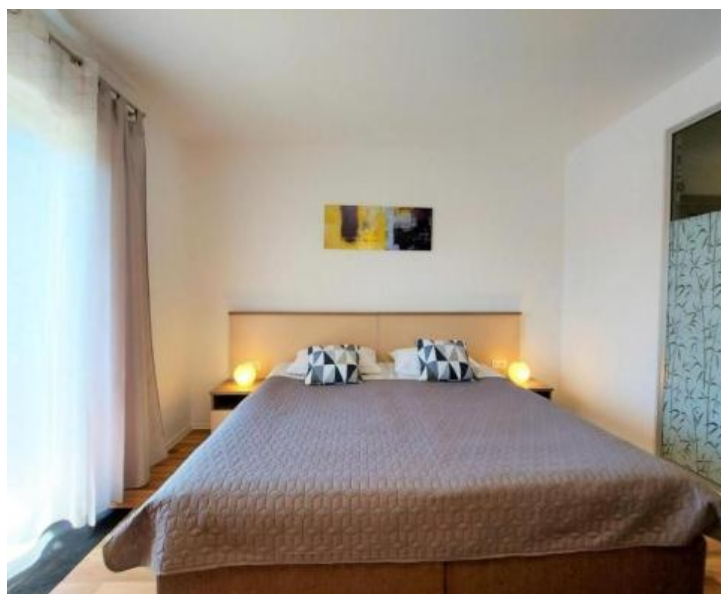
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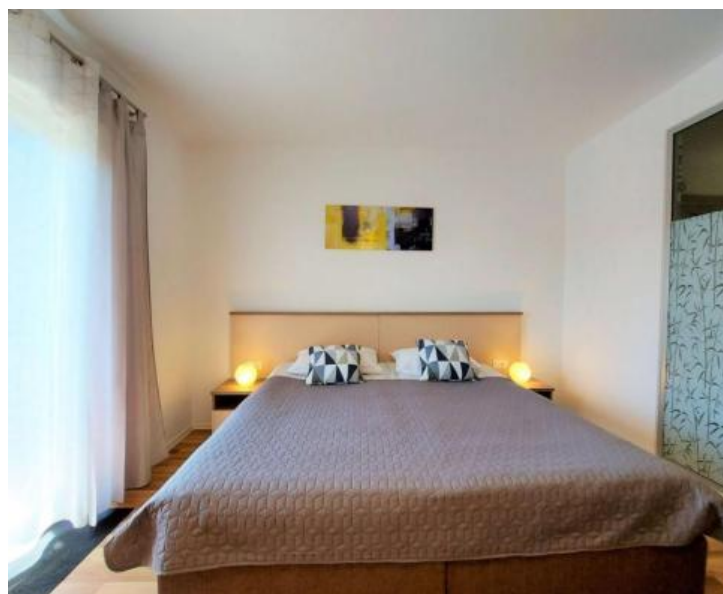
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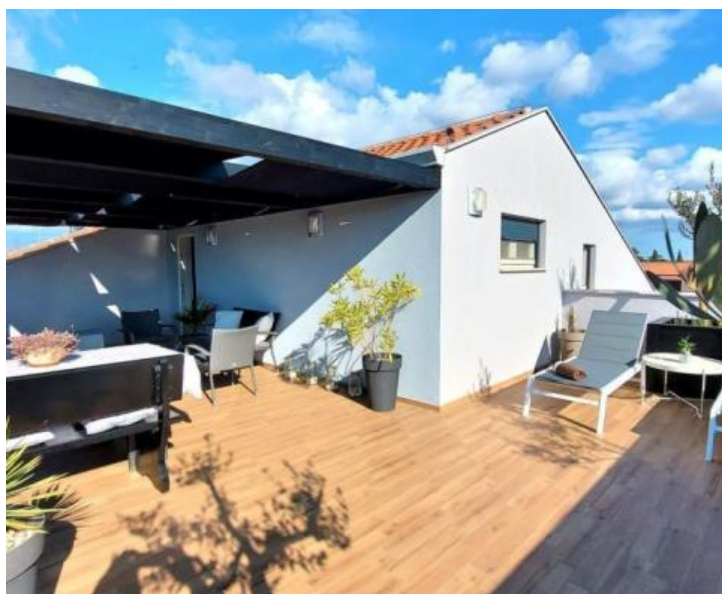
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