

# Mini-hotel

Premantura, Medulin, Istria



<b>Ref</b>	RE-U-28297
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria › Pula
<b>Location</b>	Premantura, Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	420 m
<b>Floorspace</b>	332 sqm
<b>Plot size</b>	650 sqm

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## Premantura, Medulin, Istria



<b>No. of bedrooms</b>	10
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 1 000 000

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## Premantura, Medulin, Istria



In the very center of Premantura, a semi-detached house with 6 apartments is for sale. The houses are designed so that three apartments are located in each entrance.

Total area is 332 sq.m. Land plot is 650 sq.m.

On the ground floor, there are 4 apartments, while the first floor houses two larger apartments with balconies offering views of the sea and nature, making this property truly exceptional.

It is situated on a plot where a garden, fireplace, 3x7m swimming pool, sauna, children's playground, and a 60m2 auxiliary building that the new owner can adapt to their needs are located.

Just a few minutes' walk from the first beaches, the property is very enticing. Modern and high-quality furniture was carefully chosen in the apartment equipment.

Apartment equipment includes:

- Gas central heating
- Solar panels for water heating
- PVC windows
- Each apartment has one air conditioner for heating and cooling
- External insulation (10cm)

In the fenced yard, there is ample space for 6 cars. The property underwent a complete renovation in 2020. With excellent occupancy during the summer season and impressive income, this property is an ideal investment for tourism. All amenities necessary for daily life are in close proximity.

Do not miss this opportunity, call the agent and schedule a viewing of the property today!

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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## Premantura, Medulin, Istria



Price per m<sup>2</sup>:  
3012 €

Average price/m<sup>2</sup> of this type  
in this region:  
2498 €

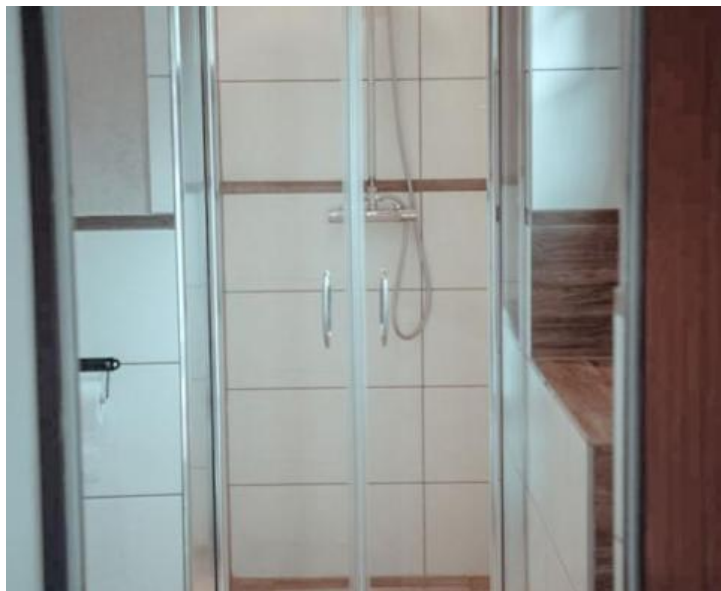
Median price/m<sup>2</sup> of this type  
in this region:  
2298 €

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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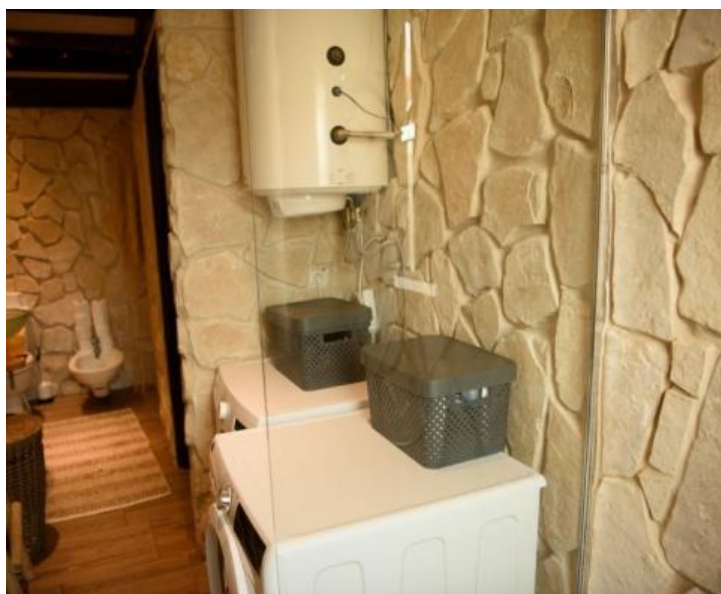
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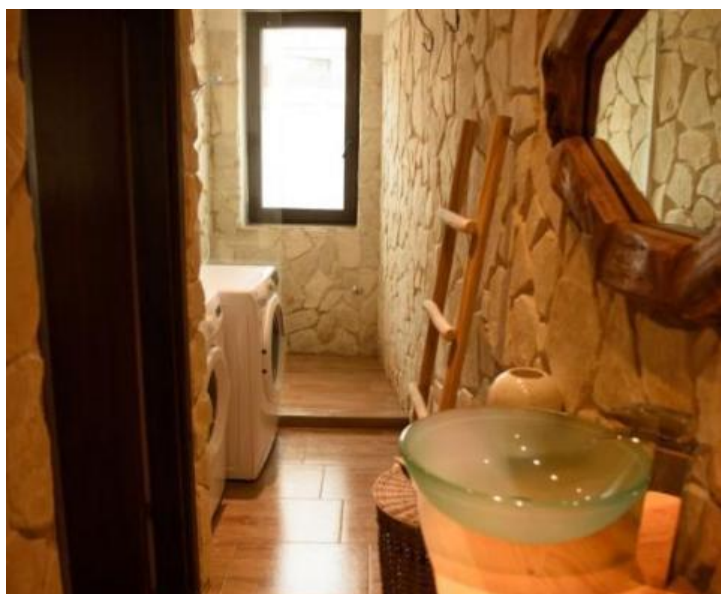
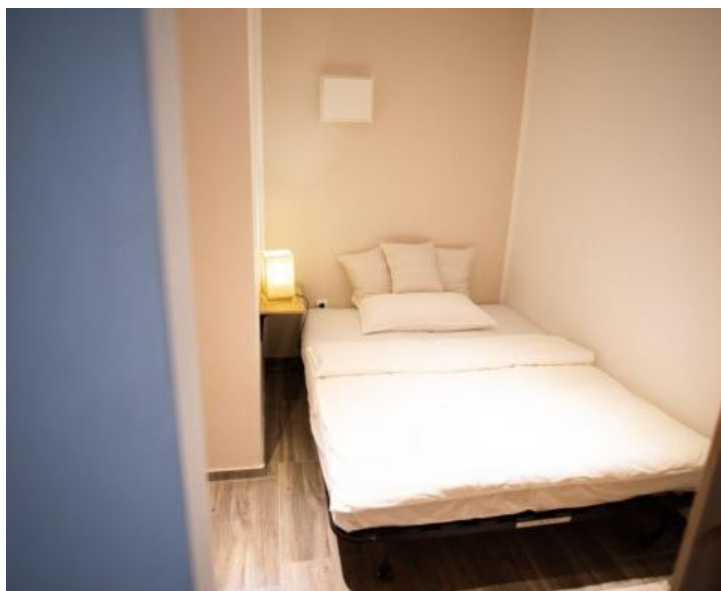
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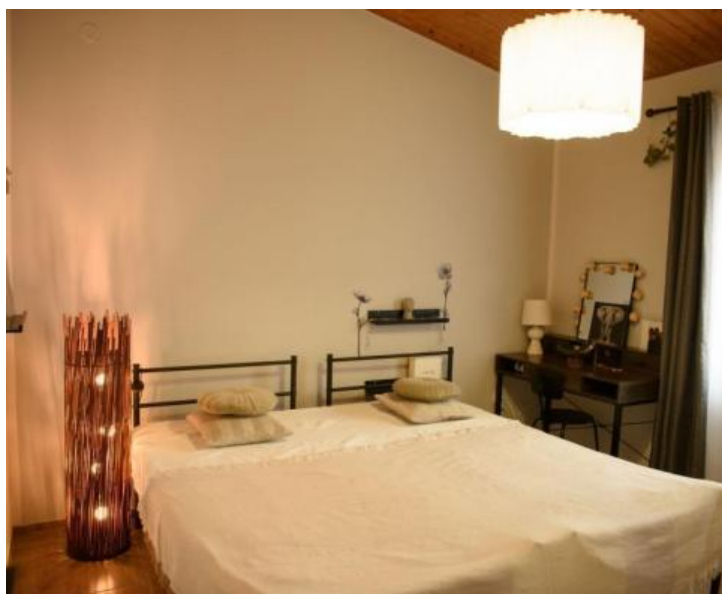
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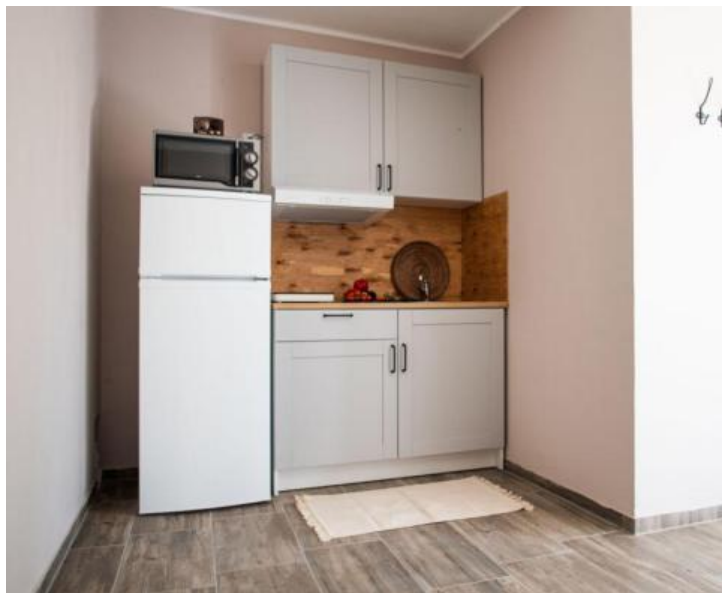
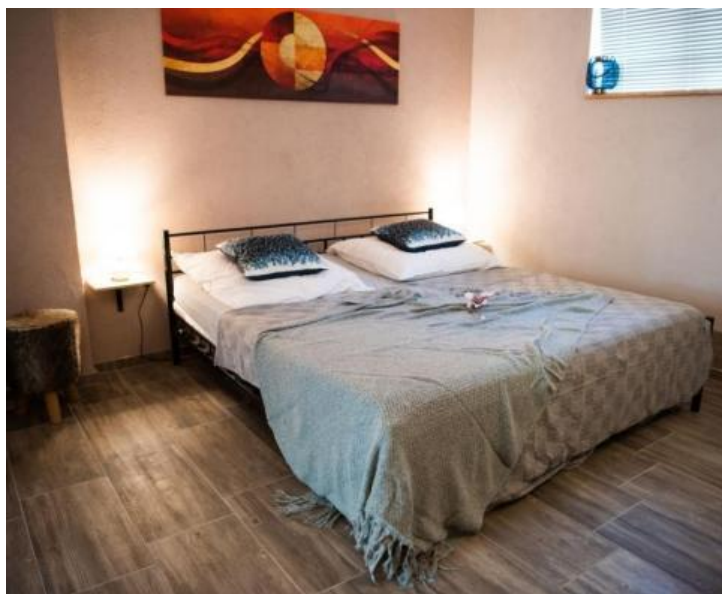
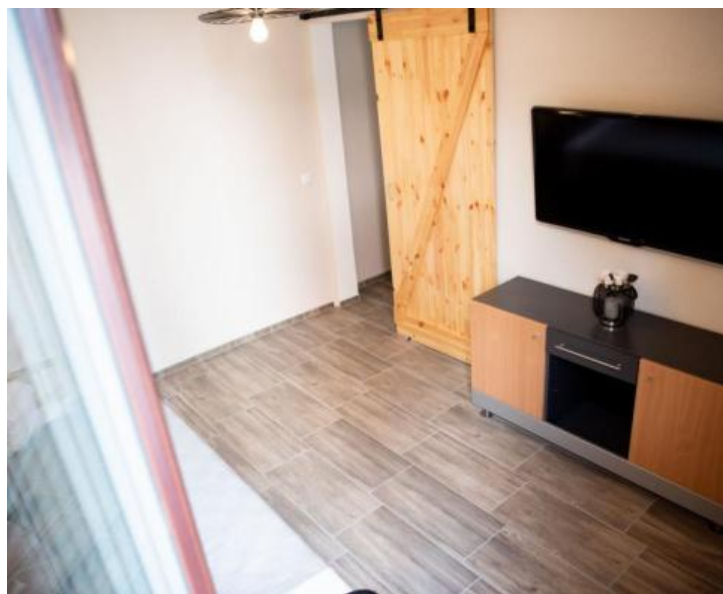
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