

# Commercial property

## Banjole, Medulin, Istria



<b>Ref</b>	RE-U-29274
<b>Type</b>	Commercial property
<b>Region</b>	Istria > Pula
<b>Location</b>	Banjole, Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	190 sqm
<b>No. of bedrooms</b>	2

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info@adrionika.com  
www.adrionika.com

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**No. of bathrooms**

4

**Price**

€ 675 000

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House with restaurant near the sea in Banjole, 400m from the sea!

Total area is 190 sq.m. Land plot is 227 sq.m.

Living space is 70 sq.m., commercial space is 120 sq.m.

The commercial space within the house, with its own separate entrance, is a thriving RESTAURANT featuring a spacious covered terrace, one large uncovered terrace, and two additional terraces. With seating for 80 guests and a well-established business spanning over 40 years, this restaurant promises substantial seasonal or year-round income – ensuring a guaranteed return on investment! The restaurant is complemented by a beautifully landscaped garden and benefits from its proximity to the sea, attracting numerous guests.

Guests of the restaurant have access to free parking, while the property also offers a personal covered parking space behind the house and an additional two parking spaces. The house comes fully furnished with all the equipment included, as shown in the pictures.

Additional amenities include air conditioning and a new solarium.

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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