

# Mini-hotel

Brajkovići, Kanfanar, Istria



<b>Ref</b>	RE-U-29755
<b>Type</b>	Mini-hotel
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Brajkovići, Kanfanar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	700 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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## Brajkovići, Kanfanar, Istria



House in Brajkovići, Kanfanar, with three apartments!

Just 10km from Rovinj, this intriguing property is for sale, a semi-detached house of 250 sq.m. with three apartments and a swimming pool.

In the first part of the house, there is a two-storey apartment with three bedrooms, two bathrooms, a hallway, storage room, kitchen, living room, and dining area with access to a terrace overlooking the pool and nature. Heating is provided by air conditioning, and there is also a fireplace.

The apartment located on the ground floor of the second part of the house consists of one bedroom, a bathroom, hallway, storage room, kitchen, living room, and dining area with access to a terrace.

The first-floor apartment has the same characteristics as the ground floor one.

The attic of the house has a height of 2.15 meters, allowing for additional use of the space.

The house has a covered parking area for two cars, as well as an additional two uncovered parking spaces, and a pool measuring 7m x 3.5m. Additionally, in the house's courtyard, there is a hot tub for four people.

The plot area is 700m<sup>2</sup>.

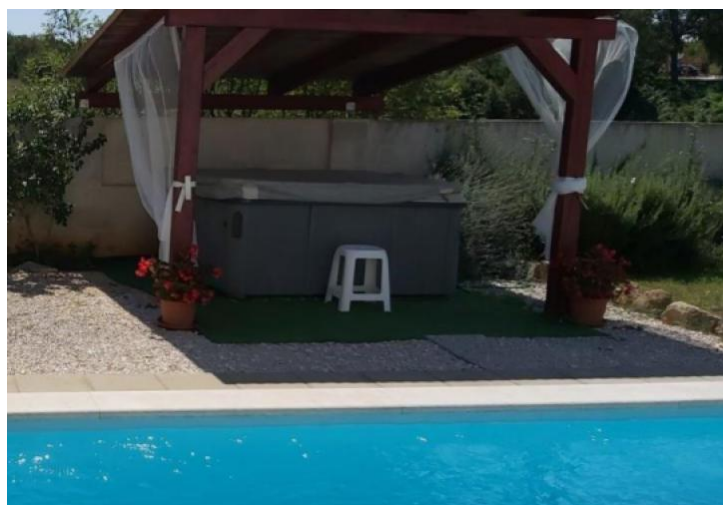
The apartments are currently in tourist rental.

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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Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



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