



<b>Code :</b>	01086
<b>Location :</b>	Poreč
<b>Building size :</b>	1200 m2
<b>Lot size :</b>	617 m2
<b>Distance from city :</b>	800 m
<b>Distance from sea :</b>	800 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	25
<b>Number of bedrooms :</b>	18
<b>Number of bathrooms / WC :</b>	17 / 3
<b>Year of construction :</b>	1999
<b>Year of last adaptation :</b>	2016
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating - Solar panels :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Carpentry - PVC/Wood :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Wellness :</b>	Yes
<b>Jacuzzi :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 3.500.000 €

K10

Hotel 800 m to the beach and town center.

The hotel has a total net area of 1200m2,

arranged in 16 rooms with bathroom and terrace, fully equipped and furnished with underfloor heating, several of them provide a view of the city and the sea. (TV, Internet)

on the ground floor of the hotel there is a reception, Wellness which contains two saunas (Turkish and Finnish), a jacuzzi, and a relaxation area and a bathroom.

The hotel also has a restaurant fully equipped and in function, and guests are offered the possibility of breakfast and breakfast a la carte.

Large indoor hall with bar, and outdoor terrace of the restaurant.

Upstairs is a family apartment of 225m2 with a terrace.



**ISTRA PLUS REAL ESTATE**

**Istarskog razvoda 19, 52440 Poreč**

**mail: [info@istraplus-realestate.com](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

It has its own mini power plant on solar panels, and underfloor heating is installed throughout the hotel, and each room has air conditioning, connected to a heat pump.

Pula Airport is located 37 km from the hotel

Great location and well-established business !!!!!