

Villa with apartments and a restaurant

Hotels & Apartments | Istria, Croatia

1.350.000€

property price

Profitability

-

Rental flow / year

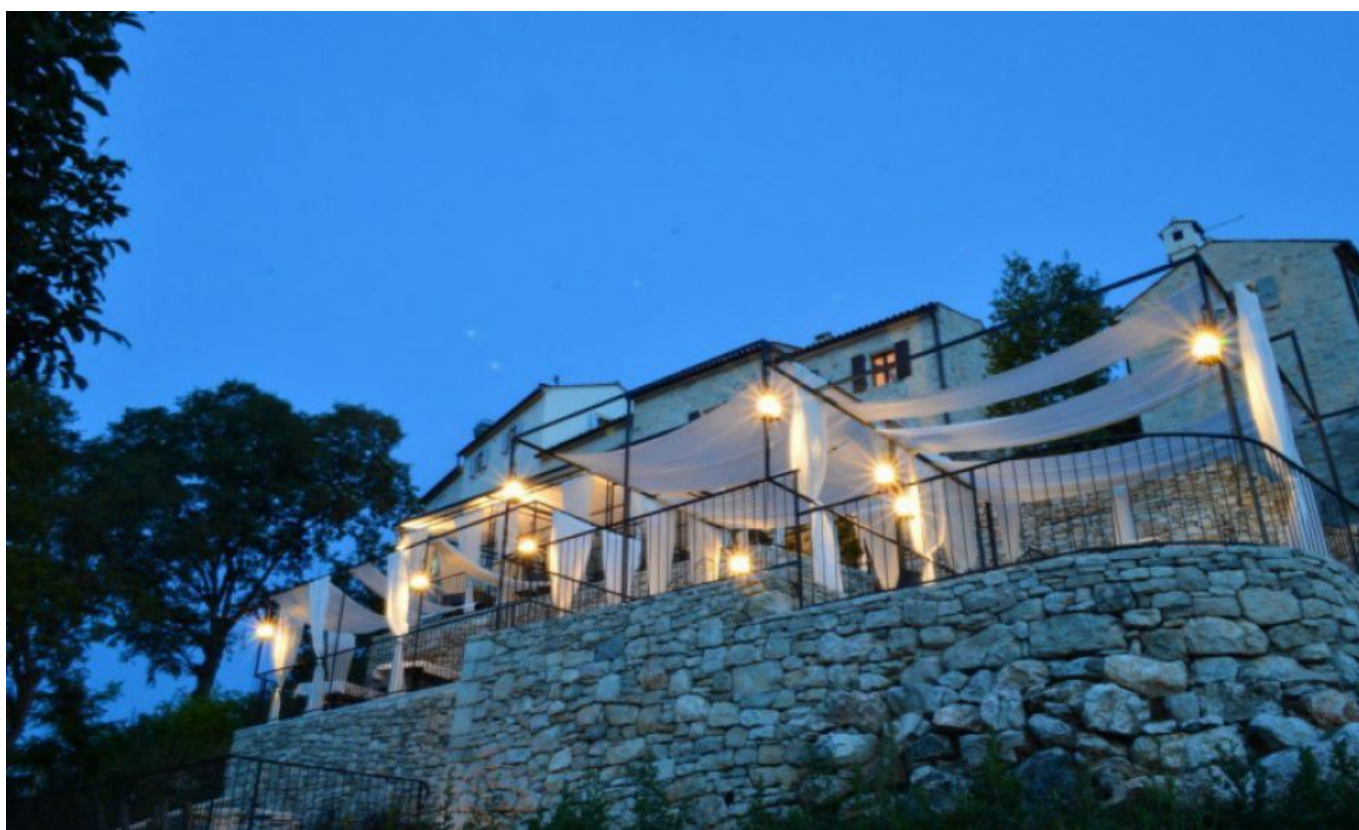
-

Rental flow / month

-

Tenant area

320m²



Net size
320m²

Property details

At a wonderful location in Croatia - Istria, Kastel where the past and present are interwoven, a residence of 320 m2 and with land of 465 m2 is for sale. The residence is located on a hilltop, at an altitude of 141 m directly above the border of Slovenia and Croatia, from where, due to its orientation to the north-west, it offers a beautiful view that extends from the wide Dragonje valley up to the open sea.

The residence is located in the village of Kastel, which was inhabited in prehistoric times, and is surrounded by several stone houses on a hilltop with magnificent views.

In the basement, a beautiful wine cellar, built within the walls of the former fortress, today is a unique attraction.

On the ground floor there is a large, modernly designed room, which includes, in addition to the main entrance, separate

male and female toilets and, in addition, the so-called “golden room”, which is ideal for business meetings and conferences.

A staircase or elevator leads you to the second floor, where there is a large bright room with a bar and a large professional retro-style kitchen.

On the top floor there is a luxurious suite with a jacuzzi (2x2 m) and beautiful views.

The residence was built under the strict supervision of experts and built from quality materials. Heating and cooling is carried out using a heat pump.

The residence offers a total of 465 m² of sun terraces at different levels and in the garden, where you can take a walk and relax among the flowering greenery and enjoy views of the bay and the valley.

Connections:

- Septic tank
- Sewerage
- Water supply
- Electricity

Distance from:

- Koper 15 min.
- Portoroz Airport 5 min.
- Pula Airport 40 min.
- Brnik Airport 1 hour 30 minutes
- Zagreb City 2h
- Ljubljana city 1h 30 min

Investment prediction

The residence is currently working as a first-class restaurant, the buyer can completely take over the business or improve the object, turning it into a villa, a resort with suites, a beauty salon, SPA, etc.

If the buyer does not want to change anything and decides to continue the current activity, then a manager / supervisor who can independently take care of the Kastel residence and conduct all business is at his service.

Financing calculation

| | |
|-------------------------------------|------------|
| Cost of the object | 1.350.000€ |
| Rental flow / year | 0€ |
| Rental flow / month | 0€ |
| ROI without financing | 0% |
| Payback period / years | inf |
| Effective ROI with financing | 0% |

Credit options

| | |
|--------------------|------------|
| Financing | 0% |
| Loan amount | 0€ |
| Own funds | 1.350.000€ |

| | |
|-------------------------------------|-----|
| Interest rate | 0% |
| Period of financing / years | 0 |
| Period of financing / months | 0 |
| Monthly loan body | nan |
| Annual loan body | nan |

When using bank financing, the payback will be **0%** per annum on invested own funds in the amount of **1.350.000€** and **0%** on bank funds in the amount of **0€**.

Total payback when using bank financing will be **0%**.

For the crediting period **inf** years taking into account the repayment of the loan body and %, the profit will be **nan€** through the period of **inf** years the property will remain in full ownership of the investor with price of **1.350.000€**.

Total upon investment of own funds in the amount of **1.350.000€** we get profit over the loan term in the amount of **nan€** (rental income after all payments on loan obligations) **nan€** plus the value of the property, minus investment amount **0€**.

CALCULATION OF PAYMENTS ON THE LOAN at an annuity (the percentage is included in the monthly payment)

| | |
|---|------|
| Monthly payment | nan€ |
| The % of the sum is: nan€ | |
| Account balance after payment | nan€ |
| Total annual payment | nan€ |
| The % of the sum is: nan€ | |
| Annual account balance after payment | nan€ |
| Total body% of the loan for the entire loan term | nan€ |

One-time Expenses

By one-time expenses we mean single, occurring once expenses that you might require during at least the first year. This may be the cost of registration of your company (d.o.o.), agency fees, etc.

| | |
|---|---|
| Agency fee | 3% + VAT |
| The price includes the full management of the transaction, the organization of inspections, bargaining, negotiation of contracts. Payment is taken after having the documents filed for the registration of property rights and the receipt and transfer. | |
| Property tax | 2% + VAT |
| Payment is taken in the case of buying commercial real estate with a tenant or residential real estate in the secondary market. | |
| State fee for writing property rights | Payment is taken depending on the price of real estate, usually does not exceed 1000 EUR. |
| Translation of documents | 15€ / 30€ / 50€ |
| Basic translation/specialized/judicial | |
| Interpretive services | 75€ / hour |
| Opening a company, getting a TIN | 1.500€ |

Regular Expenses

By regular expenses we mean expenses that are periodically repeated from month to month, in general, these are expenses for taxes,

accounting services and bank account maintenance.

| | per Month | per Year |
|--|-----------|----------|
| Accounting services | 0€ | 0€ |
| Bank account | 0€ | 0€ |
| | 0€ | 0€ |
| TAX 19% Simplified tax system - 19% of the company's turnover (the entire balance of the company account is net profit) | | 0€ |
| Total income without TAX | | 0€ |

Micro location

Kaštel

Kaštel (It. Castelvenero or Castelvenero di Pirano) is a village in Istria, Croatia. It is connected by the D21 highway. The village is located on a hilltop, at an altitude of 141 m directly above the border of Slovenia and Croatia, from where a beautiful view opens, which extends from the wide Dragonje valley right up to the nature park Secovlje salt pans and the open sea.

Macro location



| | |
|---------------------------|---------|
| Population | 208.440 |
| Employment in services | 0% |
| Employment in industry | 0% |
| Employment in agriculture | 0% |

Istria

Istria is the largest peninsula in the Adriatic Sea. The peninsula is located at the head of the Adriatic between the Gulf of Trieste and the Kvarner Gulf. It is shared by three countries: Croatia, Slovenia, and Italy. Croatia encapsulates most of the Istrian peninsula with its Istria County (Regione istriana in Italian).