



**Istria, Banjole - spacious residential and commercial holiday house, 750m2, plot 1370m2**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 200 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	9
<b>Number of rooms</b>	9
<b>Land area</b>	1370 m2
<b>Area</b>	700 m2
<b>Category</b>	For sale



This apartment house of 500m2 (ground floor 250m2, first floor 250m2) is located on a closed plot of 800m2 in a quiet and intimate location in Banjole, isolated from view and noise. The house in Banjole also has a 225 m2 hall that is currently unused and can be used as an indoor wellness area and connected to the swimming pool. Furthermore, as the house is located in the K1 zone (business zone, mainly shopping) and is not completely built, it can be upgraded. The permitted built-up area is 50%, and currently around 37% is used. The house has two floors in the residential part and one floor in the hall part, and it can be built on 3 floors, so there is space and possibilities there as well. A beautiful and spacious house in Banjole consists of a ground floor and a first floor and is divided as follows: - on the ground floor of the house there is a residential unit with the following layout: entrance hall, kitchen, living room with dining room and fireplace that can also be used as a tavern, toilet, bathroom with laundry room, bedroom/study, terrace and a spacious garden with a 50m2 hydromassage pool with a children's area, barbecue, children's playground, outdoor shower, a huge hall that can be used to make a beautiful and spacious wellness and SPA area. - on the first floor of the house is a practical apartment consisting of: hallway, bathroom with toilet and hydromassage shower, three bedrooms, living room with kitchen (currently serving as the fourth bedroom) and terrace.

From the back of the house there is a separate entrance that leads to the floor where the two sides are located. One spacious three-room apartment and one smaller one-room apartment. The three-room apartment consists of: an entrance hall, a toilet, a bathroom, a kitchen with a dining room, three bedrooms (one can easily be converted into a living room) and a terrace. The smaller apartment consists of: an entrance hall, a bathroom with a toilet, a bedroom, a kitchen with a dining room and a living room (the living room has a pull-out bed) and a terrace. On the ground floor of the building there is a garage for four cars, a game room (table tennis, darts, table football...) and a boiler room. The pool is 70m2 and has a jacuzzi and a shallow area for children. Heating is central gas. Additional nine air conditioners in the house. It is sold in a fully furnished condition. The apartment house in Banjole accommodates up to 20 guests. It is categorized for rent and very well occupied, and the annual income reaches 80-90 thousand euros. An ideal property for vacation and as an investment. In



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the immediate vicinity of the house there is a supermarket, restaurants, Benin pump, ATM, fish market, etc., which makes this house even more interesting for investment. The sea is only 800 meters away. The house is sold separately for 1,200,000 euros net, and the plot of land next to the house, which is 900 m2, can only be sold as a package with the house, and then the price is 1,300,000 euros net.

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