

Inovativni građevinski projekat na zemljištu površine 23.642m2 sa Integralnim hotelom 5* i 7 modernih vila 5*, Kaštel-Buje, Buje, Land



Seller Info

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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree
move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Inovativni građevinski projekat na zemljištu površine 23.642m ² sa Integralnim hotelom 5* i 7 modernih vila 5*, Kaštel-Buje
Property for:	Sale
Land type:	Building lot
Property area:	23642 m ²
Price:	850,000.00 €
Updated:	Jul 28, 2023

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Buje
City area:	Kaštel
ZIP code:	52460



Permits

Building permit: yes
Ownership certificate: yes

Description

Description:

Integral hotel is a new hit in tourism, a new dimension of tourist offer. An integral hotel consists of three or more villas, holiday houses or apartments in different locations but in the same place managed from one location ie reception desk. As a legal platform, an integral hotel requires a rise in average and high-level service. The reception at the integral hotel allows the guest to pay for the accommodation, check-in and provide all necessary information about the stay and destination. We are presenting you a Construction project with Integral Hotel 5 * located in Istria near the town of Buje in Kastel, 12 km away from Umag and Portorož and 38km from Trieste. The project covers an area of 23,642m², 12,000 of which are for construction purposes while the rest is for sports and recreational purposes. The hotel consists of a central building with a reception and a restaurant and seven identical luxury 5 * villas with heated pools and jacuzzi tubs. The hotel is enclosed and functions as an independent unit within the resort. Each villa has its own enclosed garden on a plot of approximately 1400m² oriented so that each user of each villa enjoys complete privacy. Such a concept is very demanding given the leveling of the terrain, the views from the villas and the desired maximum exposure to the sun and pools. Between the villas and the central building located on the main road is a green “buffer” zone densely wooded with indigenous vegetation, which hides sports and recreational content with tennis courts, outdoor fitness and multifunctional terrain 40x20m² intended for villa users. The main access to the integral hotel complex is located next to the central building and with internal communication guides users through the buffer zone with villas. The main building of the integral hotel is located to the south along the main thoroughfare of the resort. The building serves primarily as a reception center and catering space for the complex with a capacity sufficient for all visitors. The building itself contains four accommodation units identical to those in villa style and conveys the same visual identity. The building is dominated by a large covered porch perpendicular to the volume of the ground floor, which forms the main entrance of both the building itself and the entire complex of the integral hotel. The floors of the holiday villas, as well as the floors of the main house-hotel, are designed as sleeping tracts, completely separated from the living area to give users the utmost peace of mind when resting. Each room has its own bathroom and entrance hall

with built-in wardrobe. The only difference is visible in the exterior, while the rooms of the main building have access to the loggia, in the villas are glass walls without a balcony. The flat roofs of the ground floor of the villas and the main buildings are covered with artificial grass to complete the impression of isolation in nature. The characteristic villas of the integral hotel complex are designed as the floors of an irregular "L" shape, which in its cross section is divided into two functional units. On the ground floor there is a living area with entrance, living room, dining room, kitchen, toilets, sauna and outdoor barbecue niche, while upstairs there are four bedrooms each with their own bathroom. The villas are introverted in character with enclosed exterior facades, enclosed by walls lined with dense greenery for maximum privacy. In the heart of each lot is an outdoor covered terrace with a swimming pool that make up the outdoor living room of each villa. Each villa has two partially covered parking spaces on the entrance facade. When designing the villas, the goal was to achieve a contemporary design with the use of indigenous materials and the planting of indigenous plants to maintain the spirit of the Mediterranean. Each villa has a living area of 329m². Each building has a separate building permit. Project cost: 800,000 € + VAT Custom ID: 0238 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 498395
Agency ref id: 0238