

Mini-hotel

Sibenik, Dalmatia



Ref	RE-LB11896
Type	Mini-hotel
Region	Dalmatia › Sibenik
Location	Sibenik
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	510 sqm
Plot size	188 sqm
No. of bedrooms	7
No. of bathrooms	8
Price	€ 1 500 000

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Beautifully decorated 4**** apart-house with 5 apartments and restaurant in the first row to the sea in Sibenik area.

It is built just a few years ago and is now offered fully equipped, furnished and functioning.

This touristic property is very detailed and modernly decorated, in bright colors, and is very well, for years well-established in the tourist business.

The building consists of a ground floor and three floors.

The living area of each floor is 170 m², so the total living area of all 3 floors is 510 m².

The property was built in 2001-2013.

On the ground floor there is a business space that serves as a restaurant of local and international cuisine, a bar located within the building, plus guest wc.

An internal staircase leads to the first floor, where on the entire floor there is a spacious apartment of 75 m² with a terrace of 50 m².

The other 4 apartments are located on the second and third floor of the building.

Each apartment has access to small private balconies, and most apartments offer a perfect, direct view of the sea, town and surroundings.

At the top of the house there is a marvellous roof terrace with deck chairs of 125 m² and a swimming pool of 5x3 meters.

Private parking is located near the property, more precisely only 5 m from the house.

The house has solar panels.

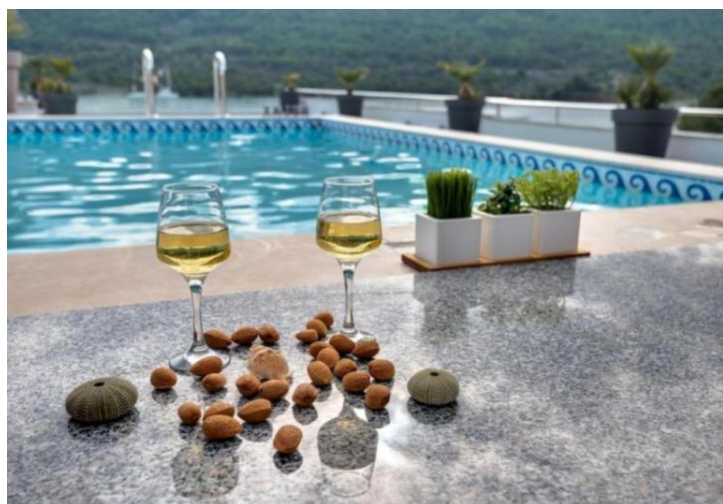
The beach is less than 50 m from the property, and the town of Šibenik is about 15 km away.

Great ranking over Booking.com.

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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