

# Mini-hotel

## Stari-grad, Dalmatia



<b>Ref</b>	RE-LB-2082
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia › Island Hvar
<b>Location</b>	Stari-grad
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15 m
<b>Floorspace</b>	150 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 295 000

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This unique 150 sq.m. Occitane style design property with 4 apartments for renting is an old stone house situated in the heart of the historic town, fully renovated in 2018.

The house is in pristine condition, beautifully decorated with high-quality ceramics and furniture.

This semi-detached house spans four floors and features four apartments, including a rooftop terrace that offers stunning sea views and overlooks the charming rooftops of neighboring houses.

Each apartment has air conditioning, and all bathrooms, as well as the ground floor area, feature underfloor heating.

The property is highly rentable and can be used as four separate units or converted back into a single-family home, as it originally was.

The house's prime location in the old town places it close to restaurants, Dalmatian taverns, bars, and shops.

The sea and the beach are just a few meters away from the property.

The property offers the apartments for 120-220 eur per night depending on the season.

It July-September it is 220 eur per night, in June - 190 eur per night, in Mat, october- 150 eur per night, in April - 120 eur per night.

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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Price per m<sup>2</sup>:  
8633 €

Average price/m<sup>2</sup> of this type  
in this region:  
3559 €

Median price/m<sup>2</sup> of this type  
in this region:  
3529 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €

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www.adrionika.com

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