

# Mini-hotel

## Makarska, Dalmatia



<b>Ref</b>	RE-LB-IRO2167
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia > Makarska
<b>Location</b>	Makarska
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	240 m
<b>Floorspace</b>	111 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

3

**Price**

€ 280 000

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Guest house for sale located in the heart of Makarska, in a prestigious location, just 240 meters from the sea. Perfect investment, excellent position for future renting out!

The house spans a total area of 111 m<sup>2</sup>, distributed over the ground floor, two upper floors, and a spacious roof terrace.

Each floor, including the ground floor, features an air-conditioned and fully equipped studio apartment with a separate entrance.

An external staircase leads to the 37 m<sup>2</sup> roof terrace, perfect for enjoying the view.

Recently renovated, the house boasts modern aluminum openings and new electrical and water installations. While it does not have its own parking, public parking is available just 200 meters away.

This extraordinary property presents an excellent investment opportunity in tourism, given the high popularity of Makarska as a tourist destination.

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>:  
2523 €

Average price/m<sup>2</sup> of this type  
in this region:  
2518 €

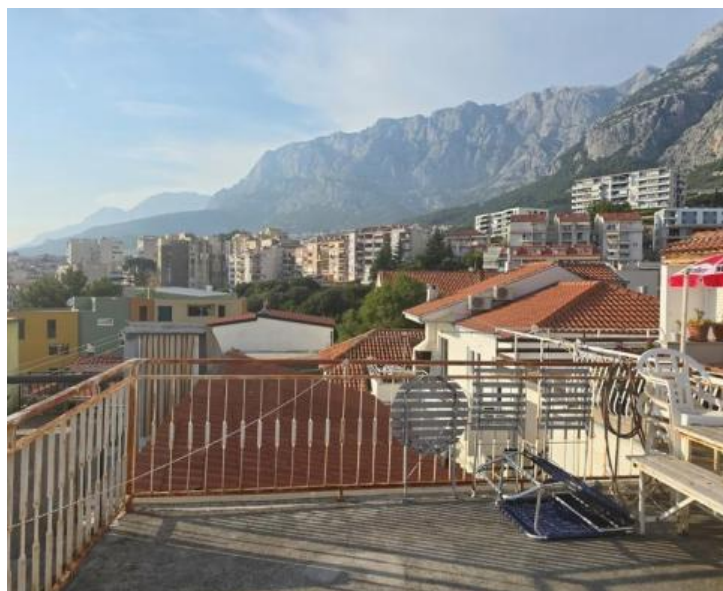
Median price/m<sup>2</sup> of this type  
in this region:  
2458 €

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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