

Mini-hotel

Novi Vinodolski, Kvarner



Ref	RE-U-31967
Type	Mini-hotel
Region	Kvarner > Novi Vinodolski
Location	Novi Vinodolski
Front line	No
Sea view	Yes
Distance to sea	170 m
Floorspace	450 sqm
Plot size	812 sqm
No. of bedrooms	12
No. of bathrooms	10
Price	€ 578 000

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Guest house with 10 residential units and a tavern in Novi Vinodolski, 170m from the sea

This imposing tourist property is adapted for tourism and offers extraordinary opportunities for guests.
Total gross area: 600 m² Net living area: 442 m². Land plot is 812 m².

The house contains several residential units, each of which (except two studios) has its own terrace or balcony. In the landscaped yard there is a barbecue, a covered area for socializing and a storage room. There is also a tavern with an area of approximately 40 m².

Layout of the apartments and other premises:

Ground floor:

Spacious hall with ten tables

Bar

Sanitary facilities

Two apartments (1F+DB) with their own terraces

First floor:

Two studio apartments.

Larger apartment (2F+DB) with a nice terrace

Second floor:

Two studio apartments.

One apartment (1F+ DB).

Two south-facing rooms with smaller kitchens and bathrooms.

Attic:

Small studio.

The garden is completely flat, fenced and decorated to the smallest detail.

The house offers a panoramic view of the sea, which further adds to the attractiveness of this property for tourists.

Take advantage of the opportunity to invest in this unique property in Novi Vinodolski, which promises a successful business venture in tourism.!

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 m²:
1284 €

Average price/m² of this type
in this region:
1978 €

Median price/m² of this type
in this region:
1667 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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