

Mini-hotel

Ciovo, Dalmatia



Ref	RE-LB-IRO-2227
Type	Mini-hotel
Region	Dalmatia › Trogir, Ciovo
Location	Ciovo
Front line	No
Sea view	Yes
Distance to sea	140 m
Floorspace	490 sqm
Plot size	457 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 795 000

In the heart of the Dalmatian village of Mastrinka, where the land meets the sea in a quiet dance, stands a charming apartment house, just 140 meters from the pebbled shore.

Perched upon a hill, it gazes out over the sea, with spacious balconies wrapping each floor like the arms of the wind, embracing the salt-kissed air.

The property sprawls across 457 square meters of land, holding the main building—490 sq.m. of sturdy, sun-baked stone house—and an additional 49 sq.m. structure, each a testament to the raw beauty and enduring resilience of this land.

Below, in the cool shadows of the basement, a freshly renovated one-bedroom apartment lies waiting—perfect for rental, or perhaps a refuge for weary travelers seeking solace from their journeys. The ground floor holds a more expansive space, a four-room apartment, revitalized in 2018, ready to house the echoes of life lived in harmony with the sea.

Above, the first floor and high attic stand unfinished, like an untamed wilderness, waiting for the hand of its future master to carve out dreams and desires, shaping it to their own vision.

Five parking spaces stretch out beside the home, like horses waiting in their stables, and the land itself offers the promise of more—space for a pool, a retreat of cool water under the blazing Dalmatian sun, to heighten both comfort and joy.

In this place, where the wind whispers of ancient mariners and the sea crashes with the force of time itself, the house offers not just shelter but opportunity—an investment in the growing pulse of tourism or a fusion of business and life. It is a stake driven into the heart of one of Croatia's most beautiful coastal havens, and for those who seize it, the rewards will be as boundless as the horizon itself.

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.

Price per m²:
1622 €

Average price/m² of this type
in this region:
2916 €

Median price/m² of this type
in this region:
3002 €

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

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

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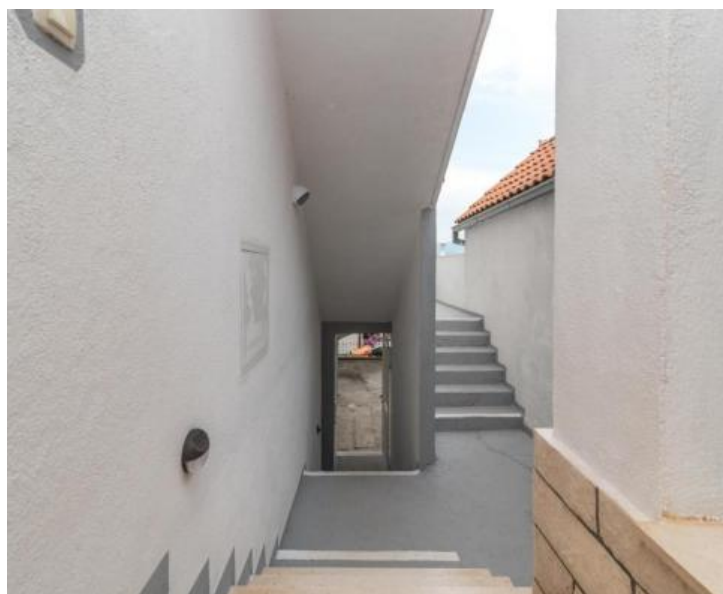
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