

Mini-hotel

Sibenik, Dalmatia



Ref	RE-LB-IRO2297
Type	Mini-hotel
Region	Dalmatia > Sibenik
Location	Sibenik
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	470 sqm
Plot size	1200 sqm
No. of bedrooms	11
No. of bathrooms	9
Price	€ 1 800 000

Tel: +385 91 357 3071 Viber, Whatsapp
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Absolutely unique tourist property on the 1st line to the sea by the beach in Sibenik area, with spacious tennis terrain!

We present a unique seaside property that blends luxurious accommodations, top-tier recreational amenities, and natural beauty, creating the perfect oasis for relaxation and enjoyment.

Situated near the prestigious D Resort, Marina Solaris, the historic center of Šibenik, as well as a variety of restaurants and shopping centers, this property offers prime access to both leisure and culture. Total area of the buildings is 470 sq.m. Land plot is 1200 sq.m.

The complex includes:

- **Luxury Villa with Private Swimming Pool:** This newly built, fully furnished villa provides the ultimate comfort for guests. The elegant interior features a spacious ground floor with a kitchen, dining room, and living room opening onto a terrace with a swimming pool and sunbathing area. The ground floor also includes a guest toilet and closet space. Upstairs, there are three bedrooms and two bathrooms, including a master suite with a private bathroom and walk-in closet.
- **House with Two Apartments:** Nestled in a quiet courtyard, one of the apartments includes a private 32 m² courtyard. Additionally, there is an approved plan to add a third apartment of 90 m², allowing for capacity expansion.
- **Apartment House with Four Modern Apartments:** This building offers two two-bedroom and two one-bedroom apartments, each with a private entrance and sea views.
- **Tennis Court in a Pine Forest:** Sheltered from the wind, this court is perfect for recreation in all weather conditions.
- **Auxiliary Area with Kitchen:** Adjacent to the tennis court, this space is ideal for relaxation and refreshments after sports activities.
- **Additional Pool with Lounge Area and Sea Views:** Currently in the planning phase, this new pool will further enhance the luxurious atmosphere of the entire complex.

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- **Parking for 10 Vehicles:** Conveniently located within the complex.

This exceptional tourism and recreation complex offers an outstanding investment opportunity for those seeking a successful business project or an expansion of their real estate portfolio on the Adriatic coast.

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:
3830 €

Average price/m² of this type
in this region:
0 €

Median price/m² of this type
in this region:
0 €

Average price/m² of this type
in Croatia:
0 €

Median price/m² of this type
in Croatia:
0 €

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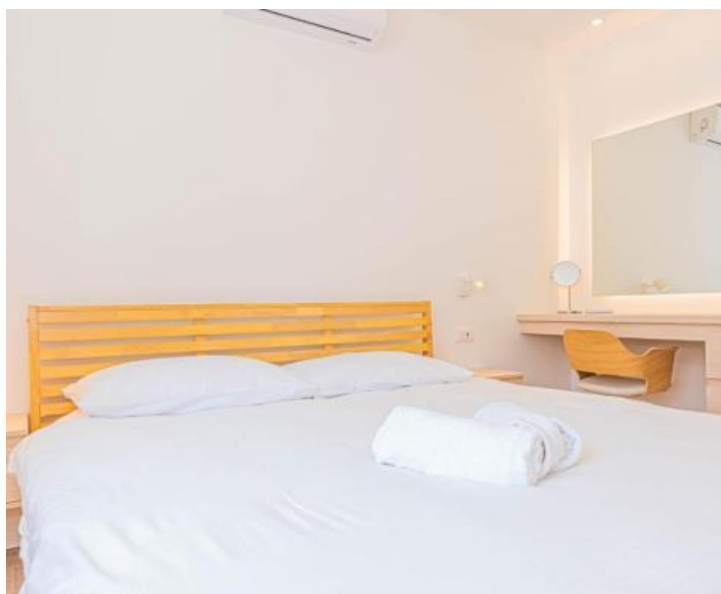
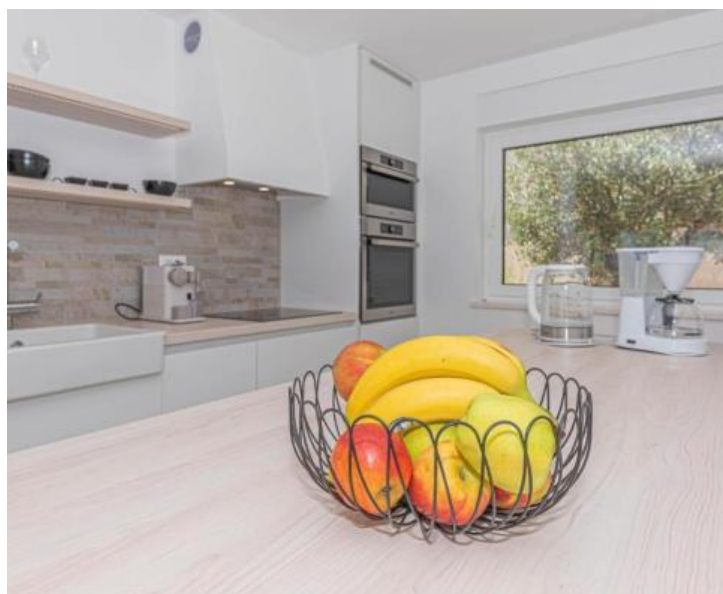
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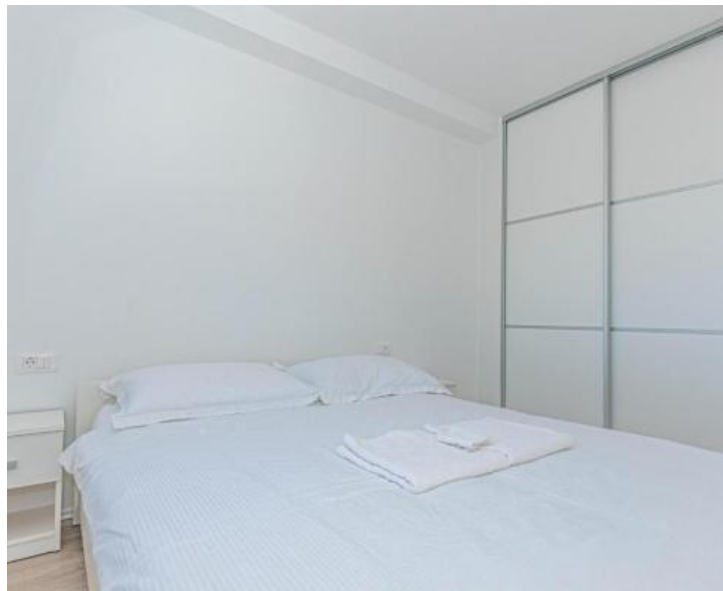
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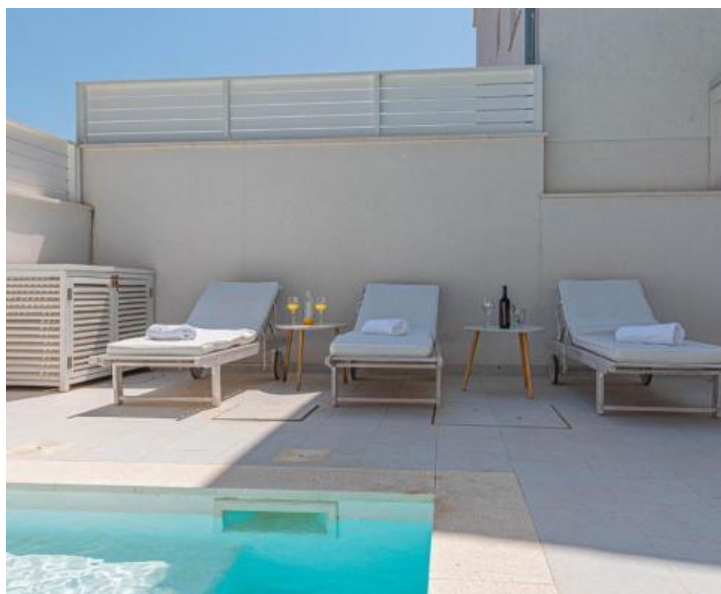
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