

# Hotel

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO2295
<b>Type</b>	Hotel
<b>Region</b>	Southern Dalmatia > Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	190 sqm
<b>Plot size</b>	1061 sqm
<b>No. of bedrooms</b>	9
<b>No. of bathrooms</b>	9
<b>Price</b>	Price upon request

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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Fantastic 1st line hotel in the Southern Dalmatia!

On the ground floor of this residence lies a spacious tavern/restaurant with a broad outdoor terrace that has, for many years, served the delights of traditional Dalmatian cuisine, featuring ingredients sourced from local farms.

The house of 190 sq.m. itself comprises nine private units, each designed to provide the utmost comfort and seclusion. To one side, the eye is met with sweeping views of the Mediterranean landscape. Ample parking spaces outside the property meet the needs of its guests and residents alike.

Behind the property there is a garden of 1061 sq.m., where a hidden swimming pool with a jacuzzi adds the final touch of luxury to this exceptional estate, offering a perfect complement to the peaceful setting.

Nestled far from the bustle of the city and hidden in the shade of ancient olive trees, this property is an ideal retreat for relaxation and enjoyment on warm summer evenings.

For those seeking an investment in the tourism sector, this property offers a rare opportunity. Already thriving as a destination, it awaits a new owner to carry forward its legacy and bring a fresh vision to this well-established tradition.

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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Average price/m<sup>2</sup> of this type  
in this region:  
1899 €

Median price/m<sup>2</sup> of this type  
in this region:  
196 €

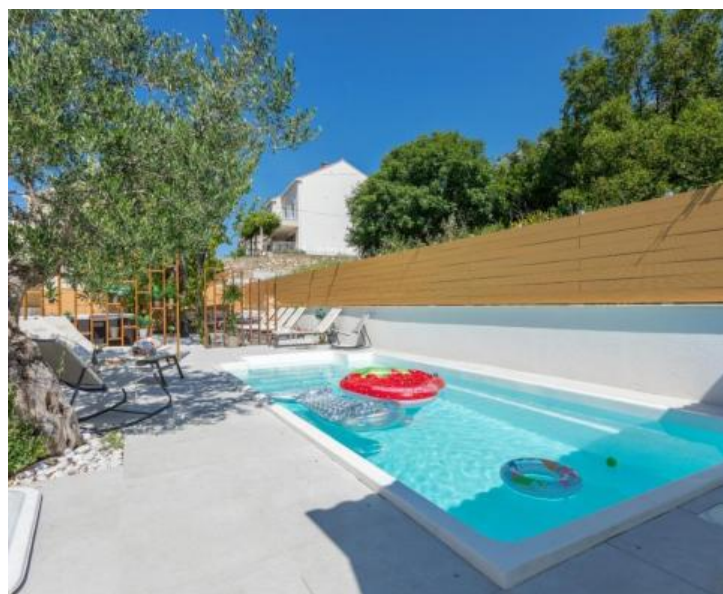
Average price/m<sup>2</sup> of this type  
in Croatia:  
1876 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1440 €



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