

# Hotel

Poreč, Istria



<b>Ref</b>	RE-U-35362
<b>Type</b>	Hotel
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	500 sqm
<b>No. of bathrooms</b>	14
<b>Price</b>	Price upon request

A top-tier family boutique hotel located in a peaceful area, close to the city and beaches.

We proudly present this premium, newly refurbished hotel situated just 5 km from the center of Poreč and the stunning, well-maintained beaches that adorn this region of the Istrian peninsula. This is an exceptional opportunity for anyone looking for a secure property to develop their own business with guaranteed return on investment.

Take advantage of this chance to become the owner of one of our outstanding boutique hotels, renowned for its style, charm, and the countless possibilities it offers.

### **PROPERTY DESCRIPTION:**

This exquisite family boutique hotel of 500 m2 is nestled in a serene location, surrounded by lightly wooded landscapes with no immediate neighbors.

The property features a welcoming reception area and a spacious restaurant with 66 seats indoors and additional seating on an uncovered outdoor terrace. Adjacent to the restaurant is a bar with a wine corner, as well as an authentic Istrian hearth for preparing a variety of local delicacies. There's also a designated "smoking bar" equipped with a professional humidifier for Cuban cigars.

The restaurant includes a fully renovated professional kitchen, updated in 2023, with top-notch equipment aimed at streamlining food preparation and enhancing the culinary experience for guests.

The hotel offers a total of 12 guest rooms, including 6 double rooms and 6 triple rooms. Each room features a private balcony or terrace with stunning views of the lush, rolling landscape. Of the 12 rooms, 8 can operate as family rooms or single rooms with the option to connect two rooms. Additionally, two ground-floor rooms are designed for guests with disabilities.

The hotel also includes dedicated spaces for staff, such as male and female locker rooms, separate restrooms, private entrances, and two independent accommodation units with private bathrooms and separate access.

### **ADDITIONAL INFORMATION:**

- In 2023, the current owners made significant investments to enhance the hotel's appearance, functionality, and ease of use. Each guest room now operates with key card access, and improvements were made to ventilation, heating, and cooling systems.
- Regardless of the sale, an outdoor pool with a sunbathing area and relaxation corner will be completed

before the start of the summer season in 2025.

- The hotel is accompanied by two professional tennis courts, ideal for enhancing guests' experience.
- Included in the sale are two additional plots of land. One is a 3,080 m<sup>2</sup> building plot suitable for constructing additional facilities or structures that align with the hotel. This land is classified as general building land (not T1, T2, or T3 zoning). The second is a 4,170 m<sup>2</sup> agricultural plot, which can potentially be converted into building land and used to add facilities near the tennis courts.

For further questions, detailed information, or to arrange a property viewing, feel free to contact us at any time.

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:  
1153 €

Median price/m<sup>2</sup> of this type  
in this region:  
0 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2024 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1567 €



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[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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