

Hotel

Medulin, Istria



Ref	RE-U-35709
Type	Hotel
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	1000 sqm
No. of bedrooms	9
No. of bathrooms	9

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Hotel

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Price

€ 2 500 000

Boutique Hotel with Established Business in Medulin, 500m from the Sea!

For sale: a successful boutique hotel in Medulin!

Located in a peaceful part of Medulin, just steps away from stunning beaches, this charming hotel offers a unique vacation experience. Featuring nine modernly equipped rooms and apartments, the property exudes elegance and comfort. Guests enjoy access to a private pool, spacious sun decks, and free Wi-Fi. Completely renovated in 2024, the hotel boasts an **Energy Class B rating**.

What It Offers:

- **Location:** A tranquil setting close to the sea and essential amenities.
- **Design:** Modern and elegant interiors that combine style and comfort.
- **Luxury:** High-quality 4-star accommodations.
- **Functionality:** 8 private parking spaces, solar water heating, underfloor heating, and water filtration systems.
- **Sustainability:** A future-forward investment aligned with eco-conscious tourism.

This hotel is a perfect investment opportunity for those looking to enter the tourism industry or expand their portfolio with a high-performing property. With its excellent occupancy rates and prime location, the business is poised for continued growth.

Key Advantages:

- **Fully Renovated:** The property is in excellent condition and requires no additional investments.
- **Profitability:** An established and successful operation with high occupancy rates.
- **Sustainability:** Eco-friendly upgrades ensure long-term value and appeal.
- **Growth Potential:** Situated in an attractive location with high demand for accommodations.

If you're seeking a secure and profitable investment in real estate, this boutique hotel is an outstanding choice.

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:
2500 €

Average price/m² of this type
in this region:
1636 €

Median price/m² of this type
in this region:
1089 €

Average price/m² of this type
in Croatia:
2024 €

Median price/m² of this type
in Croatia:
1567 €

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