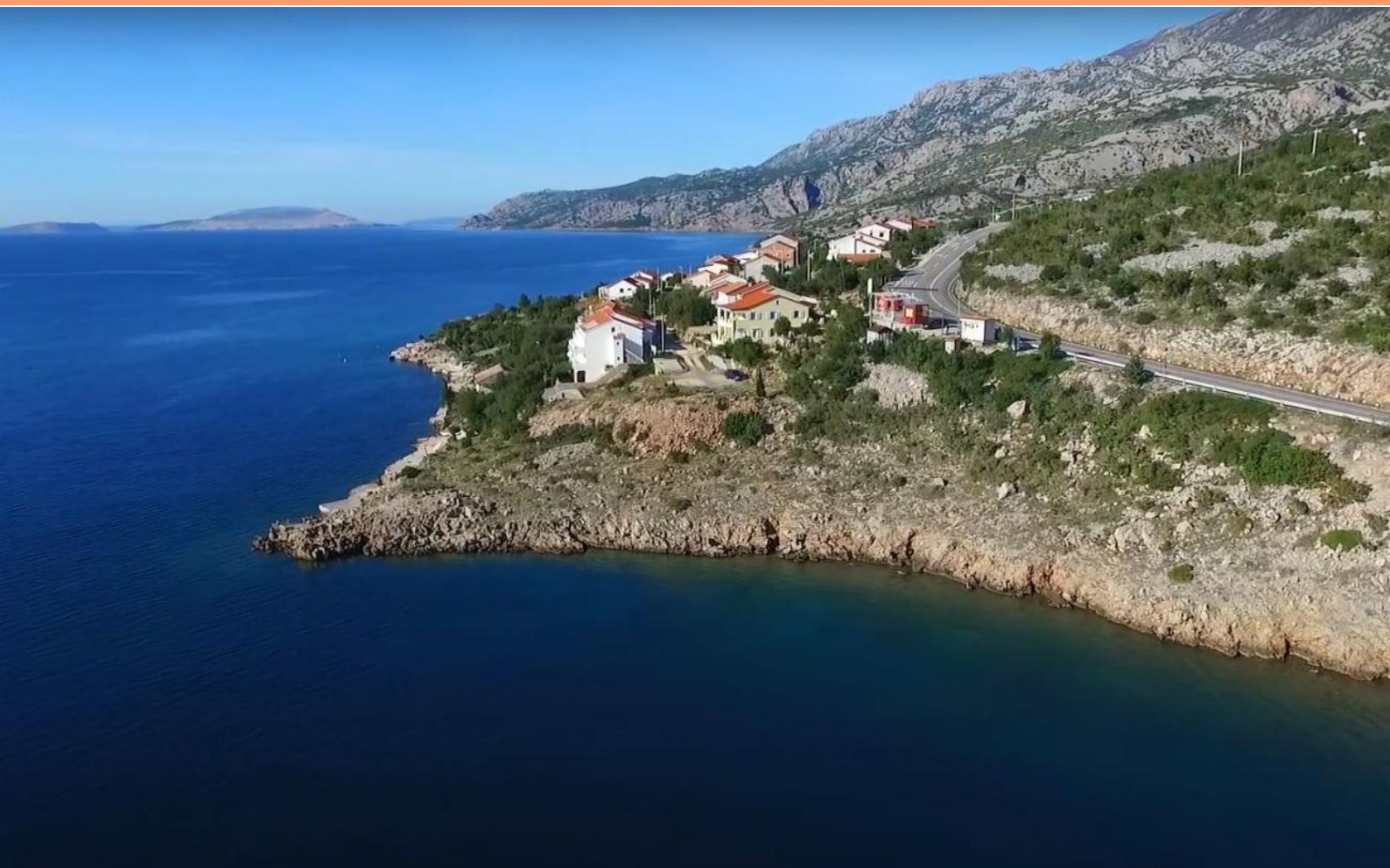


Mini-hotel

Prizna, Karlobag



Ref	RE-U-36381
Type	Mini-hotel
Region	Karlobag
Location	Prizna
Front line	Yes
Sea view	Yes
Distance to sea	25 m
Floorspace	570 sqm
Plot size	630 sqm
No. of bedrooms	9
No. of bathrooms	7
Price	€ 1 000 000

Seafront Multi-Apartment Building with Panoramic Views, Right by the Beach, and Excellent Rental Potential

Located directly by the sea, this detached building features 9 spacious apartments, a garage, private parking, and a beautifully landscaped beach that offers peace and privacy.

The property spans a total usable area of 572 m² on a 630 m² plot, boasting breathtaking panoramic views of the sea from every apartment and the garden.

Key Features:

- **Utilities & Infrastructure:** Equipped with electricity, water connections, a 40 m³ cistern, satellite TV, Wi-Fi, and air conditioning.
- **Finishes & Details:** PVC exterior joinery, laminate flooring in bedrooms, ceramic tiles in other areas, and a barbecue area by the sea.
- **Right by the Beach:** Well-maintained and secluded due to the land's natural configuration, providing tranquility and crystal-clear waters with stunning views of the islands of Pag, Rab, and Dolin.

Apartment Layouts:

- **Ground Floor:** A studio apartment with a bathroom and terrace, plus an apartment with a kitchen, dining and living area, bedroom, bathroom, and covered outdoor terrace. Includes an outdoor garage.
- **First Floor:** Three apartments, each featuring a hallway, kitchen with dining area, bedroom, bathroom, and a loggia.
- **Second Floor:** Two apartments with the same layout as the first floor, plus a studio apartment with a loggia.
- **High Attic:** Includes a hallway, kitchen, two bedrooms, bathroom, and a covered terrace.

Each apartment has a private, covered balcony with stunning panoramic sea views. The property enjoys excellent connectivity with the island of Pag and is currently rented successfully during the tourist season. The building is divided into condominiums and has all necessary documentation.

Don't miss this exceptional opportunity! For more information and to schedule a viewing, contact us today.

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:
1754 €

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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