

Hotel

Buje, Istria



Ref	RE-U-37754
Type	Hotel
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	No
Floorspace	758 sqm
Plot size	15000 sqm
No. of bathrooms	15
Price	Price upon request

In the picturesque region of Buje, Istria, a unique opportunity awaits— a family hotel, a renowned restaurant, and an estate with stone houses ready for renovation.

This extraordinary property blends luxury, tradition, and investment potential in one of Istria's most sought-after locations. Surrounded by scenic hiking and cycling trails, famous wineries, and premium olive oil producers, this estate offers a dream-like experience for both guests and owners.

This property consists of a top-rated restaurant, a fully renovated hotel with a swimming pool, and additional stone structures with incredible potential.

Spanning 1.5 hectares, part of the land is designated for construction, allowing for future expansion, while the other part is agricultural land featuring olive groves and a vineyard. A private residential unit, currently used by the owners, is also included in the sale.

The restaurant, covering 231m², is a masterpiece of design with elegant stone and wood elements. It boasts 45 indoor seats, an indoor kitchen, a wine corner, and an expansive terrace with 80 additional seats. Guests can enjoy breathtaking panoramic views stretching from rolling hills to the sea, with glimpses of the Alps and even Venice on clear days. Its culinary excellence, based on secret family recipes, has secured its place in the Michelin and Gault&Millau guides for seven consecutive years.

Adjacent to the restaurant, the boutique hotel offers **six luxurious accommodation units**. The ground floor features a high-end two-bedroom apartment with a private terrace. The second floor hosts a reception and two elegant rooms with en-suite bathrooms, while the top floor houses three additional spacious rooms. Each room provides stunning panoramic views and abundant natural light, creating an atmosphere of sophistication and comfort. Outside, a heated tidal swimming pool with an electrolysis system offers the perfect retreat after an active day.

Above the restaurant, a **private 96m² apartment serves as a residence for the owners** but can be converted into an additional guest or staff accommodation. The property also includes three historic stone houses, ready for renovation, offering endless possibilities for expansion.

Located on a secluded hill, this estate provides complete privacy and exclusivity, making it an exceptional investment. The current owners are willing to assist during the transition period, and an experienced staff is available for continuity in service excellence. The property is sold fully equipped, including its prestigious name and brand. With clear ownership documentation and a proven track record of success, this is a rare chance to acquire a thriving business with a guaranteed return on investment.

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/m² of this type
in this region:
1669 €

Median price/m² of this type
in this region:
2624 €

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

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

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