

Mini-hotel

Dubrovnik, Southern Dalmatia



Ref	RE-LB-IRO2500-1
Type	Mini-hotel
Region	Southern Dalmatia > Dubrovnik
Location	Dubrovnik
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	1050 sqm
Plot size	1797 sqm
No. of bedrooms	12
No. of bathrooms	10
Price	€ 2 950 000

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Just 300 meters from a scenic beach, this boutique hotel is situated in a truly exceptional location. Surrounded by a variety of restaurants, bars, and shops, it offers guests both convenience and charm. The historic center of Dubrovnik, with its rich cultural and architectural heritage, is only 7.5 kilometers away, while Dubrovnik Airport is a short 12-kilometer drive.

The hotel is set on a fully enclosed plot of 1,797 square meters, providing guests with privacy and a sense of exclusivity.

The property includes two elegant villas with a combined gross area of 500 square meters, each offering private pools and refined living spaces. In addition, there is a separate apartment building with a gross area of 413 square meters, also featuring a pool and expansive outdoor areas designed for relaxation.

The property comprises a total of **9 uniquely decorated accommodation units**. These include a mix of rooms, studio apartments, and a spacious penthouse, all designed and furnished to high standards. Each unit offers amenities such as air conditioning, flat-screen TVs, and private bathrooms. Some units also feature kitchenettes or full kitchens, terraces.

Guests can enjoy a variety of high-end shared amenities, including a modern spa center with a sauna, a fully equipped gym, a reception area, a kitchen and service area for food and drinks, and dedicated staff accommodation.

All rooms and common areas are furnished to a high standard, with carefully selected materials and decor that reflect the boutique hotel's commitment to quality and comfort. The property is categorized for luxury rentals and consistently receives excellent reviews from satisfied guests.

This boutique hotel represents a rare opportunity to invest in a refined and fully equipped hospitality property in one of Croatia's most desirable coastal destinations.

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:
2810 €

Average price/m² of this type
in this region:
3913 €

Median price/m² of this type
in this region:
3840 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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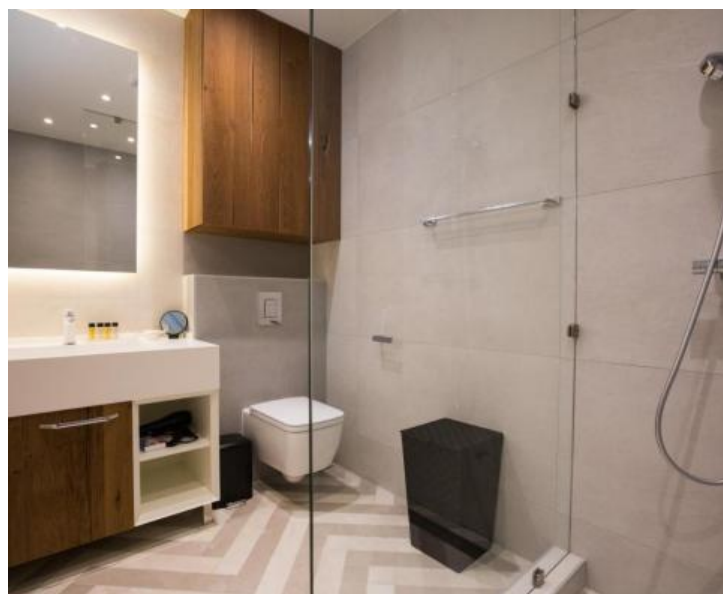
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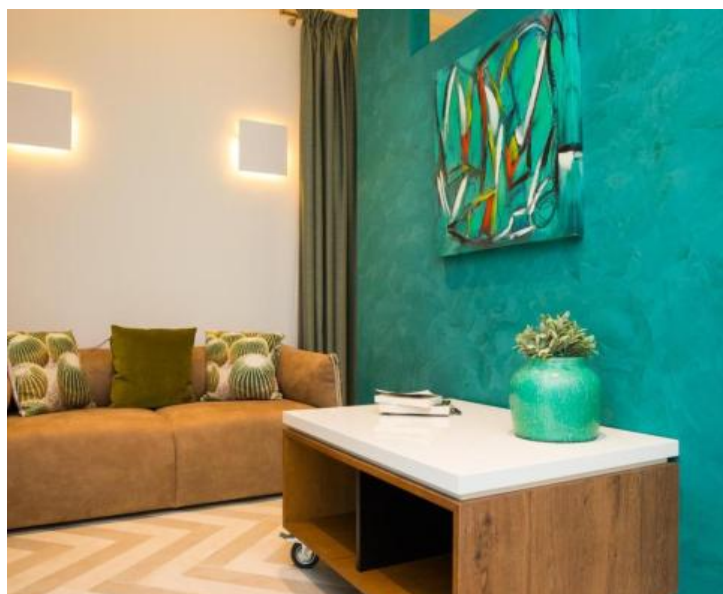
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