

# Mini-hotel

## Peljesac, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO627
<b>Type</b>	Mini-hotel
<b>Region</b>	Southern Dalmatia › Peljesac
<b>Location</b>	Peljesac
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	900 sqm
<b>Plot size</b>	4000 sqm

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<b>No. of bedrooms</b>	10
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 2 000 000

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Rare building first line to the sea on Peljesac on 4000 sq.m. of land, right opposite wonderful beach, with a dock for the boat!

Exceptional opportunity both for private and business purposes.

This spacious 900 m<sup>2</sup> house offers endless possibilities for living, relaxation, and business. Covering the ground and first floors, the property includes ten comfortable bedrooms, each positioned for privacy and beautiful views.

The ground floor features a fully-equipped, long-established restaurant with a terrace that seats about fifty guests, making this an excellent opportunity for anyone looking to run a seaside business. Restaurant is well-known in the area.

In addition to the restaurant, there are two large 100 m<sup>2</sup> apartments on the ground and first floors, as well as three 70 m<sup>2</sup> apartments—perfect for family living or short-term rentals (5 apartments in total).

Additional features include a two-car garage, outdoor parking for five vehicles, and a private dock for a boat (!). The spacious surrounding land also includes a garden with fifty olive trees, creating a tranquil Mediterranean atmosphere that feels like a private paradise.

This unique property is ideal for those seeking the peace and beauty of seaside living while also enjoying the potential of a thriving hospitality business.

### ADDITIONAL DETAILS:

- Electric heaters and radiators
- Air conditioning
- City water supply
- BBQ zone
- Certificat of ownership
- Building permit
- Usage permit

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 m<sup>2</sup>:  
2222 €

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

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
0 €

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



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