

# Mini-hotel

## Rogoznica, Dalmatia



<b>Ref</b>	RE-LB11213
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Rogoznica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	70 m
<b>Floorspace</b>	400 sqm
<b>No. of bedrooms</b>	8

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**No. of bathrooms**

6

**Price**

€ 750 000

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Remarkable apart-house with spectacular sea views in famous Rogoznica just 70 meters from the sea! It is located just a hundred meters from yachting marina FRAPA! Beaches, restaurants, promenade are nearby as well.

This property consists of 4 air-conditioned apartments categorized with 4\*\*\*\* stars, fully furnished and equipped, with spacious terraces with beautiful sea views.

Apartment No A1 has total area of 85m<sup>2</sup>, modern, fully air conditioned is located on the ground floor. It consists of three bedrooms, two bathrooms, kitchen with access to a large covered south terrace equipped with table and chairs for dining in the pleasant open sea air.

Apartment No A2 has total area of 85m<sup>2</sup> is located on the first floor. It consists of a living room, kitchen, two bedrooms, one with private bathroom and a balcony with a sunbathing lawn, another bathroom and a separate toilet. Exit to the covered terrace with a beautiful view of the sea and Marina Frapa.

On the second floor there are apartments No. A3 of 60m<sup>2</sup> and No. A4 of 65m<sup>2</sup>.

Apartment No. A3 is a duplex. On the upper floor there is a bedroom with a toilet that has access to a large terrace with panoramic views of Rogoznica and Marina Frapa. The terrace is equipped with a large jacuzzi for 6 people and sun loungers for sunbathing and enjoyment. The lower floor contains a bathroom and a living room with access to a covered terrace facing the sea.

Apartment No. A4 is a duplex as well. Bedroom with bathroom on the upper floor. Exit to a beautiful terrace with deck chairs. Lower bedroom with double bed, bathroom and living room and kitchen. From the living room is a beautiful terrace, south orientation overlooking the sea and Marina Frapa.

This property is sold fully furnished. Apartments are ideal for further renting.

Spacious parking is located in the yard.

NOTE: There is a possibility of buying a garden from 500m<sup>2</sup> to 1500m<sup>2</sup>. Great 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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Price per m<sup>2</sup>:  
1875 €

Average price/m<sup>2</sup> of this type  
in this region:  
2571 €

Median price/m<sup>2</sup> of this type  
in this region:  
2664 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €



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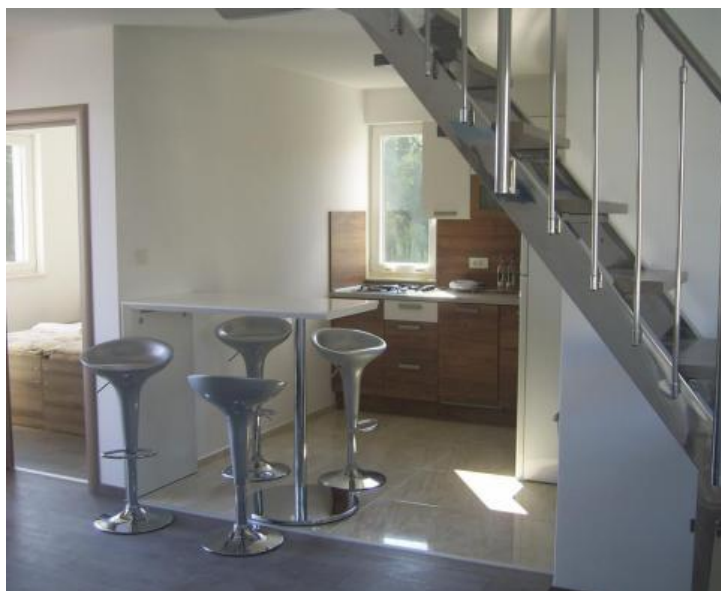
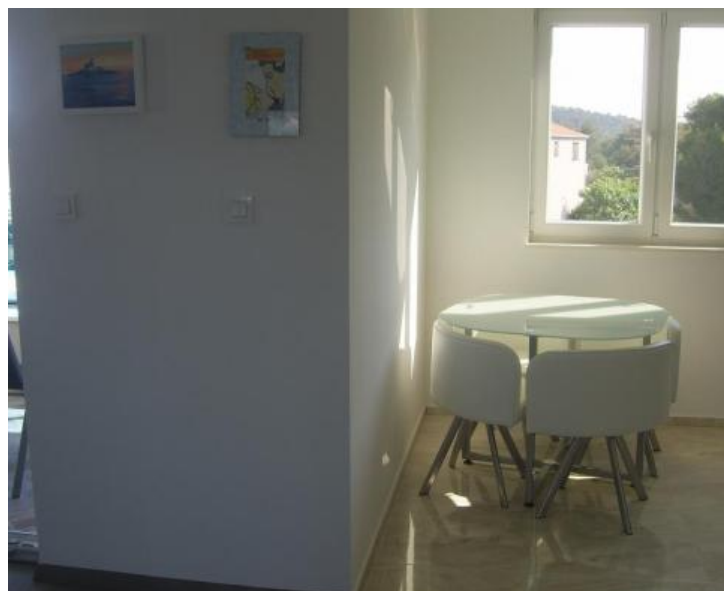
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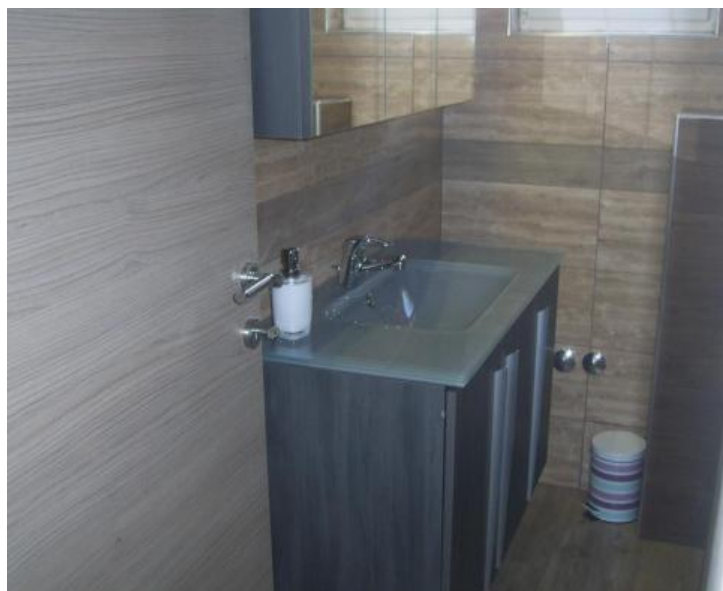
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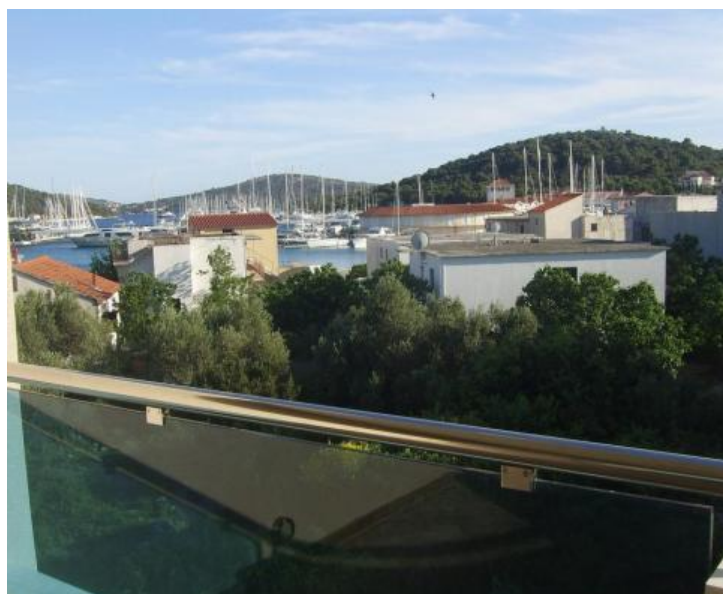


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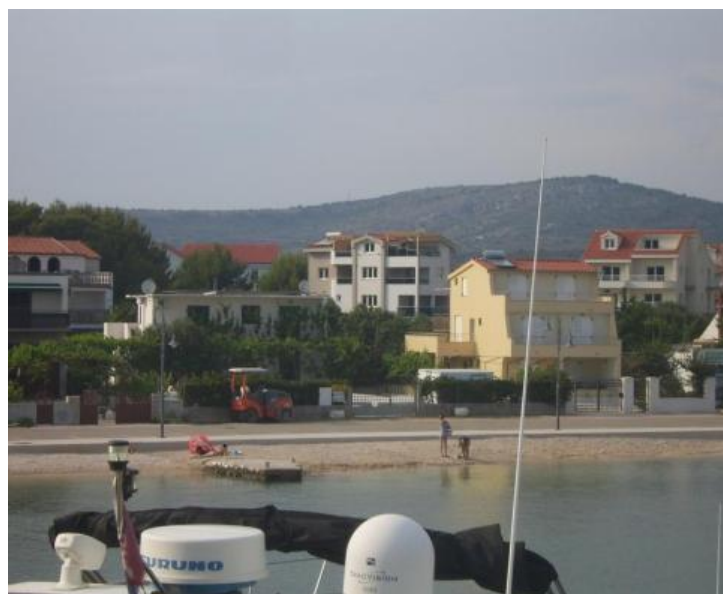
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