

# Mini-hotel

## Pag, Dalmatia



<b>Ref</b>	RE-LB-13782-IRO1958
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Pag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	600 sqm
<b>Plot size</b>	750 sqm

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<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 1 270 000

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Mini-hotel on the first row to the sea on Pag island with restaurant and kitchen!  
Total surface is 600 sq.m. Land plot is 750 sq.m.

The ground floor of our villa houses a year-round open restaurant with a delightful terrace and a modern gym. Moving up to the first floor, you'll find a spacious 75 m2 apartment designed as a one-bedroom dwelling, complete with a living room, kitchen, dining area, bathroom, and a balcony offering a breathtaking sea view. Additionally, on the same floor, there are two double rooms, each featuring its private bathroom.

Ascending to the second floor of our hotel, you'll discover five elegant bedrooms, each accompanied by its individual bathroom. A parking lot in front of the building ensures that each unit enjoys its designated parking space.

This charming boutique hotel comes fully equipped, sparing the new owner from any additional investment, thanks to meticulous attention to detail in both interior and exterior decor. The potential for the new owner is manifold – continue the successful management of the tourist business with consistently high occupancy rates throughout the year, or transform it into an ideal family home with multiple residential units.

Guests are also provided with a gym service which is a rarity on the island.

The whole property is air conditioned, designed and regularly maintained.

It also has two terraces, and the garden offers a barbecue area, a garden to enjoy, and there is space for a swimming pool.

Parking in the yard for 5 cars.

The villa has been achieving excellent tourist results for years, and offers the opportunity to new owners to continue successful tourist and catering business.

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.

Price per m<sup>2</sup>:  
2117 €

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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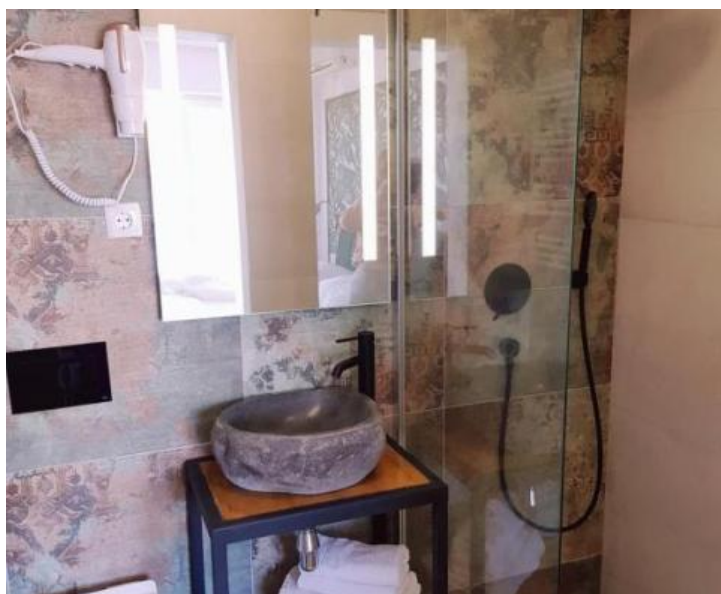
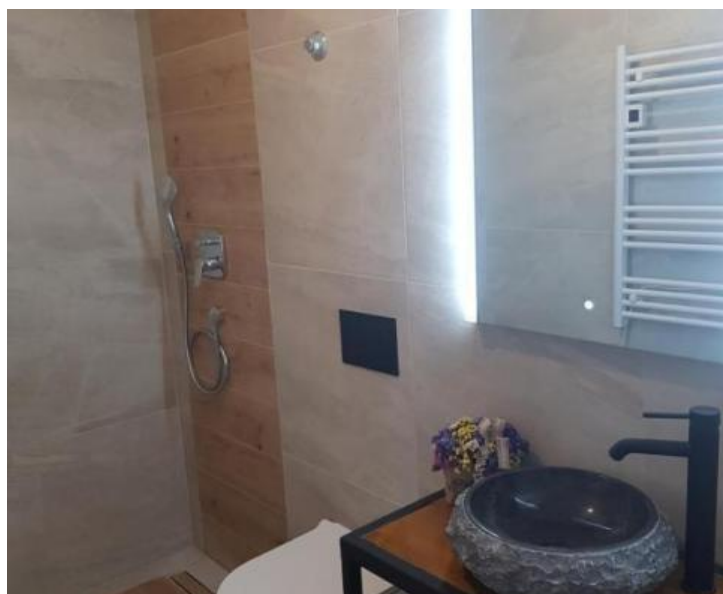
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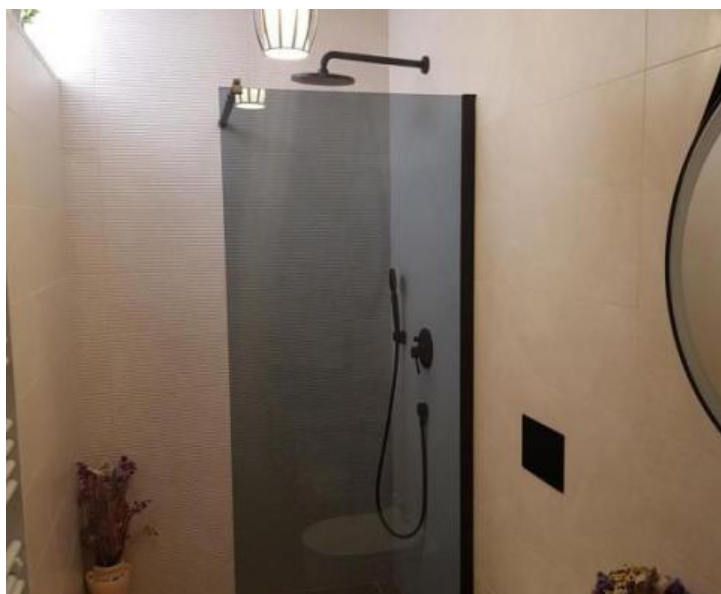
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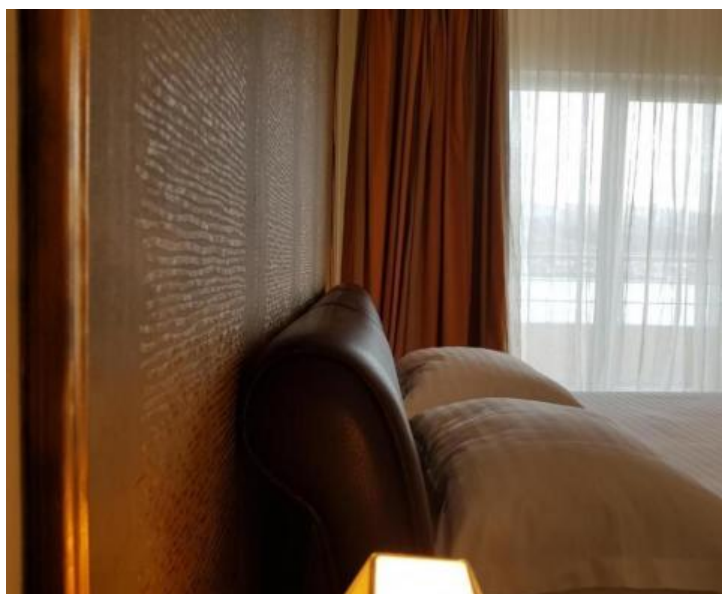
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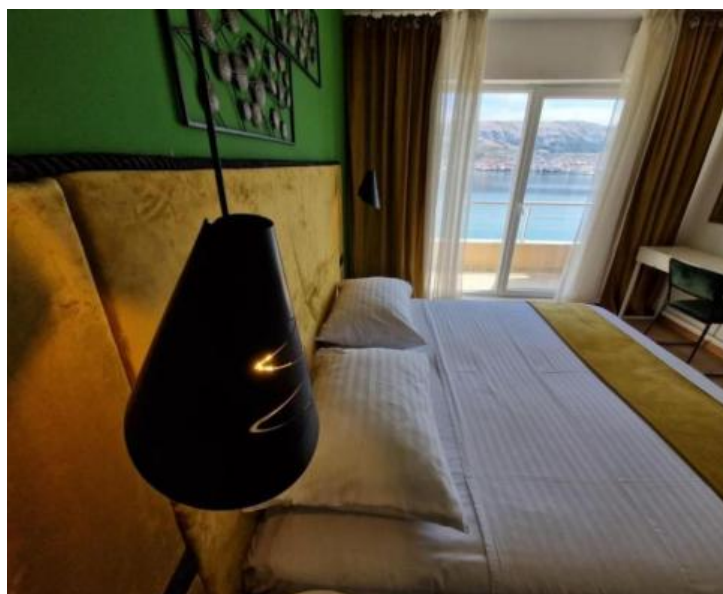
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