

# Mini-hotel

## Baska Voda, Dalmatia



<b>Ref</b>	RE-LB-11162
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia › Makarska
<b>Location</b>	Baska Voda
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	1093 sqm
<b>No. of bedrooms</b>	19
<b>No. of bathrooms</b>	15
<b>Price</b>	€ 1 599 000

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Unique property in Baska Voda with 19 studio-apartments plus owner's apartment for sale!  
Total floorspace is 1093 sq.m. All the 19 studio apartments are fully furnished.  
Official category is 3\*\*\* stars. Distance from the sea is 300 meters.

The building is renovated only 3 years ago with the advantages of distance from noise and the waterfront and at the same time close to the beach.

There are 19 fully equipped apartments spread over 3 floors.

On the ground floor there is a reception with a waiting room for receiving guests, a storage room, an apartment for the owner of the house, a laundry room, and a spacious terrace. Capacity per floor is 19 people.  
Ten studio apartments have a view of the sea, and the other 9 apartments have a view of the Biokovo mountain.

All apartments are equipped, have a kitchen, air conditioning, TV, Internet...  
The house has solar panels for hot water.

Parking for 9 cars is located in front of the building.

The advantage of this house is the distance from the noise on the waterfront and at the same time very close proximity to the beach.

All rooms have a stunning terrace with a magnificent view of the Brač Channel and the crystal clear waters of the Adriatic - perfect for enjoying a family dinner and watching the sun set over the mountains. The rooms are elegantly designed in the Mediterranean style and fully equipped for all the requirements of modern living

The season starts from 01.05 to 15.10. and their occupancy is 99%. The Seller cooperates with a Swedish booking Company and they have only Scandinavian avio guests.

Property can be seen until 01.05. and not during the summer season.

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>:  
1463 €

Average price/m<sup>2</sup> of this type  
in this region:  
2518 €

Median price/m<sup>2</sup> of this type  
in this region:  
2458 €

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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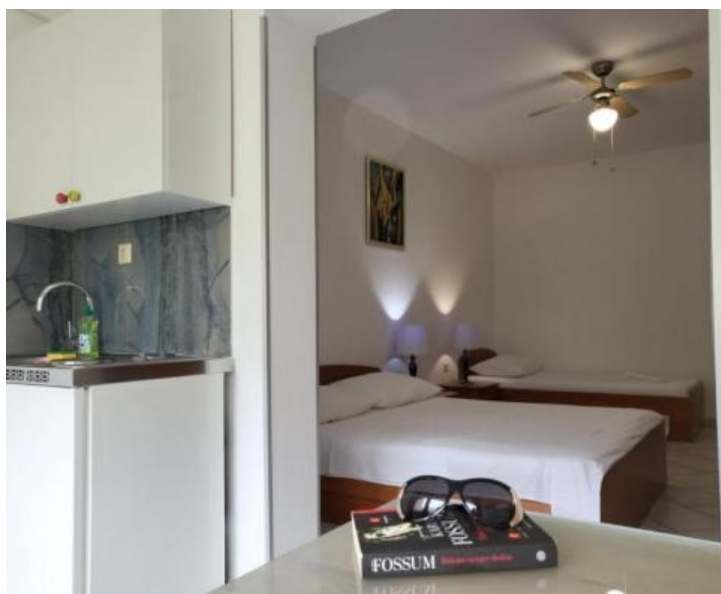
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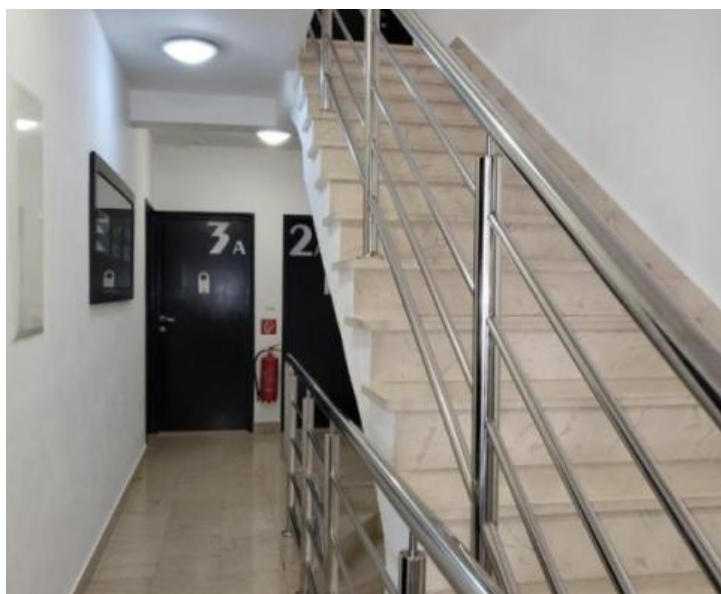
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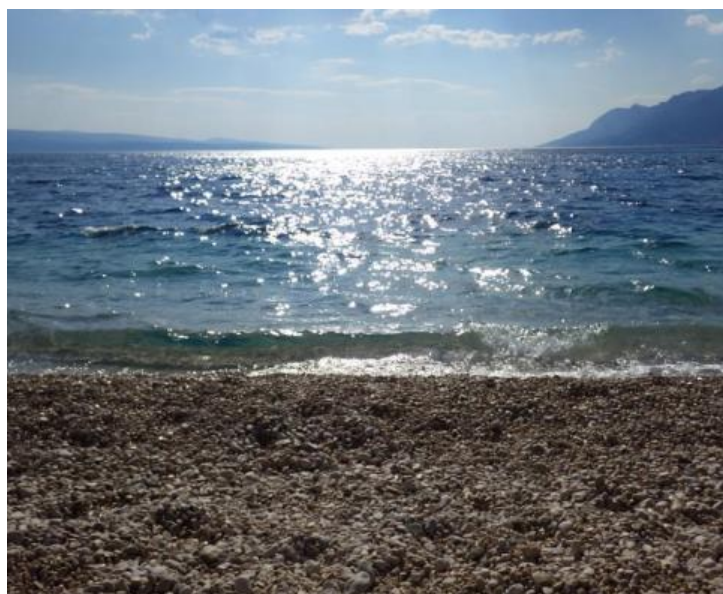
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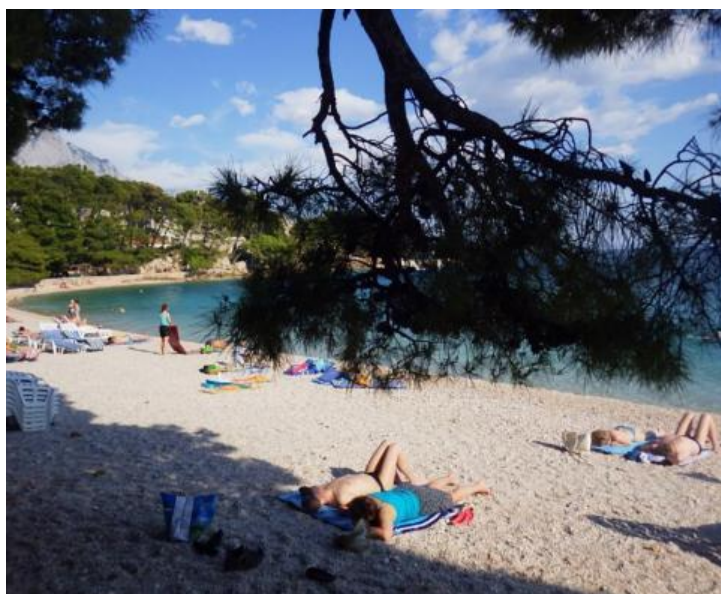
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