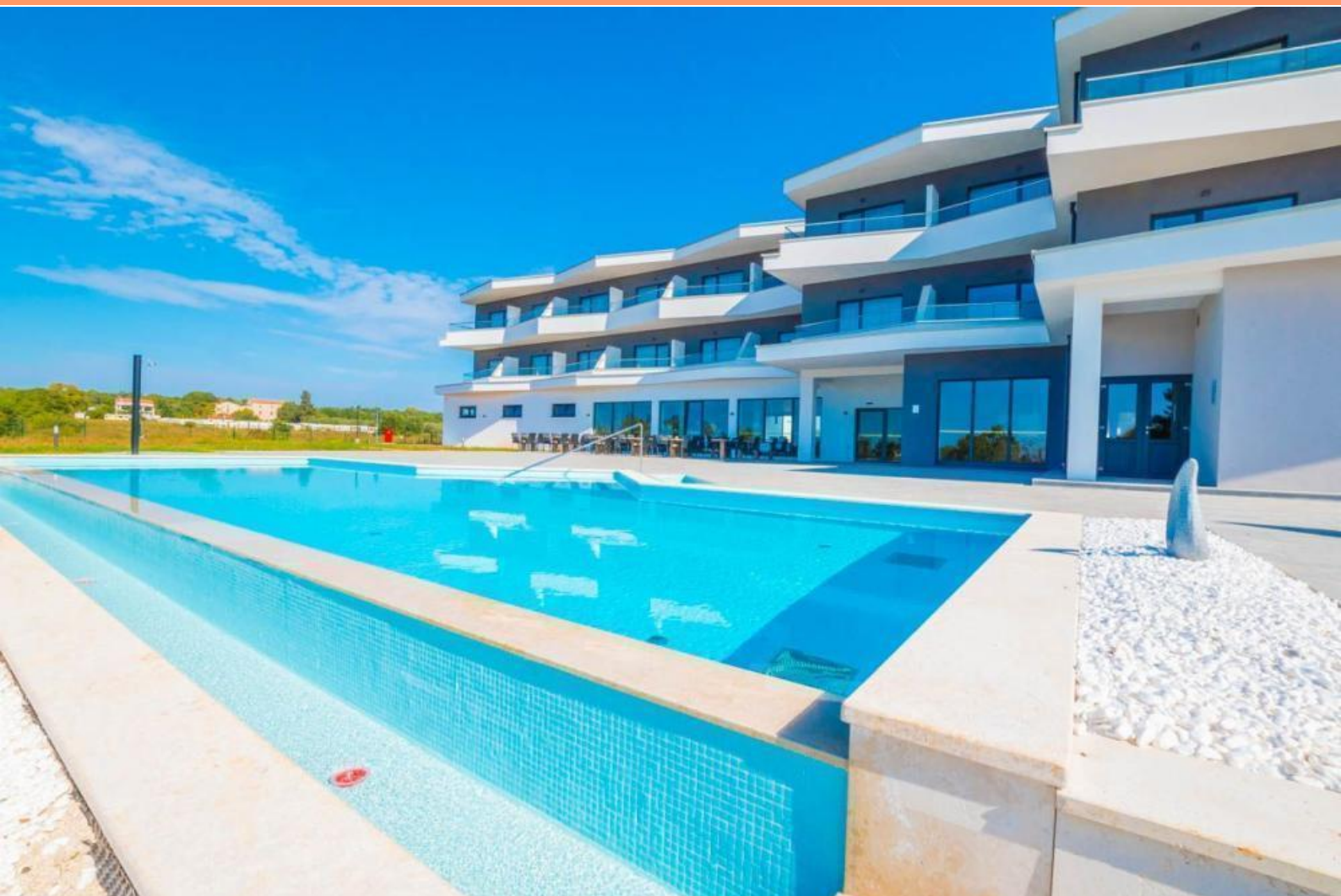


Hotel

Vabriga, Tar-Vabriga, Istria



Ref	RE-U-23310
Type	Hotel
Region	Istria > Porec
Location	Vabriga, Tar-Vabriga
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	500 sqm
No. of bedrooms	24
No. of bathrooms	24
Price	Price upon request

Hotel

Vabriga, Tar-Vabriga, Istria



Newly built hotel with indoor and outdoor swimming pools in Vabriga near Porec only 500 meters from the sea, with sea views!

Total surface is 500 sq.m.

Hotel was constructed in 2021.

Every corner of this hotel bears the stamp of carefully thought-out details, from the elegance of the exterior facade to the interior decoration that unites aesthetics and functionality.

This oasis of comfort offers 24 spacious rooms that can accommodate a total of 48 guests. Each room provides a sense of contemporary style with an emphasis on comfort, equipped with a seating area, air conditioning, TV, safe and private bathroom with shower.

In addition to top-quality accommodation, the hotel also offers a diverse selection of facilities.

Enjoy gastronomic delights in the restaurant, refresh yourself in the bar, meet your guests in a fantastic spacious lobby, organize business meetings in the conference room, keep fit in the gym and relax by the outdoor (99 m²) and indoor swimming pool with massage.

This hotel is not only an investment in space and luxury, but also in a story that connects tradition and innovation, hospitality and profitability.

If you are looking for an opportunity that will add soul to your investments and enable you to create an unforgettable experience for your guests, look no further - this hotel is your right destination.

More detailed information is available on request, we are at your disposal to introduce you to all the magic that the hotel brings.

Some touristic overview for the start of 2024

Below is some abstract from official Croatian tourist statistics for the start of 2024. It is quite important for those investors who consider investment in Croatian tourism.

We do monitor tourism statistics regularly and can recommend you quite reliable sources for analysis.

In the first quarter of 2024, there were 1.1 million tourist arrivals in Croatia and 2.6 million tourist nights realised in commercial accommodation facilities, which was 16.7% more arrivals and 17.2% more nights compared to the same period of 2023.

Tourism is rising in Croatia steadily.

Domestic tourists of Croatian origin realised 422 thousand arrivals and 885 thousand nights in the first quarter of 2024, which was an increase of 6.9% in tourist arrivals and of 8.6% in tourist nights.

In the same period, foreign tourists from other countries realised 658 thousand arrivals and 1.7 million nights, which was 24.0% more arrivals and 22.1% more nights compared to the same period of 2023.

Tourists from Germany realised the most foreign nights (267 thousand nights, which accounted for 15.4% of the total realised foreign tourist nights). They were followed by tourists from Slovenia (15.3%), Austria (13.8%), Italy (6.9%) and Bosnia and Herzegovina (5.0%). All aforementioned countries realised an increase in tourist nights in the first quarter of 2024 compared to the same period of 2023.

Hotel

Vabriga, Tar-Vabriga, Istria



The highest number of tourist nights in March 2024 was realised in the County of Istria, as much as 409 thousand nights, which was 30.9% of the total number of tourist nights realised in Croatia. Compared to March 2023, there were 77.0% more tourist nights in the County of Istria. Of the total number of nights realised in the County of Istria, domestic tourists realised 63 thousand nights and foreign tourists 346 thousand nights. The most foreign tourist nights in the County of Istria were realised by tourists from Germany (25.6%), Austria (22.9%), Slovenia (20.7%), Italy (9.4%) and the Czech Republic (3.8%).

The County of Istria was followed by the County of Primorje-Gorski kotar with 236 thousand realised tourist nights and the City of Zagreb with 167 thousand realised tourist nights.

The highest number of tourist nights in April 2024 was realised in the County of Istria again, as much as 766 thousand of them, which was 27.6% of the total number of tourist nights realised in Croatia. Domestic tourists realised 115 thousand nights in April 2024, which was 7.9% less nights than in April 2023. Foreign tourists realised 651 thousand nights in April 2024, which was 27.9% less nights than in April 2023.

The County of Dubrovnik-Neretva followed, with 432 thousand tourist nights, which accounted for 15.6% of the total realised tourist nights in Croatia, as well as the County of Split-Dalmatia, with 424 thousand nights, which accounted for 15.3% of the total realised tourist nights in Croatia. In April 2024, as compared to April 2023, in the County of Dubrovnik-Neretva there was an increase recorded in the number of nights of both domestic and foreign tourists, of 5.2% and 18.9%, respectively. In the County of Split-Dalmatia, in April 2024 compared to April 2023, foreign tourists realised an increase in the number of nights of 2.4%, whereas domestic tourists realised a decrease in the number of nights of 7.3%.

We are waiting for statistics for May 2024 but this data above already shown us some strong tendency.

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.

Hotel

Vabriga, Tar-Vabriga, Istria



Average price/m² of this type
in this region:
1153 €

Median price/m² of this type
in this region:
0 €

Average price/m² of this type
in Croatia:
2024 €

Median price/m² of this type
in Croatia:
1567 €

Hotel

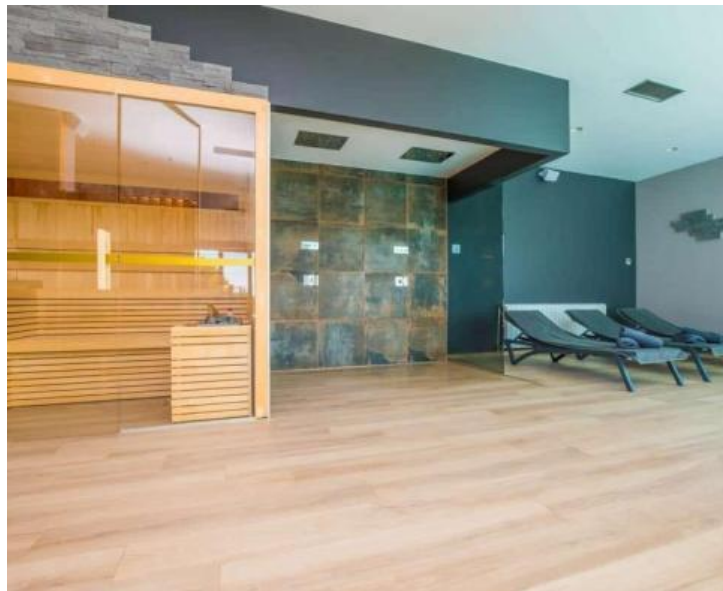
Vabriga, Tar-Vabriga, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

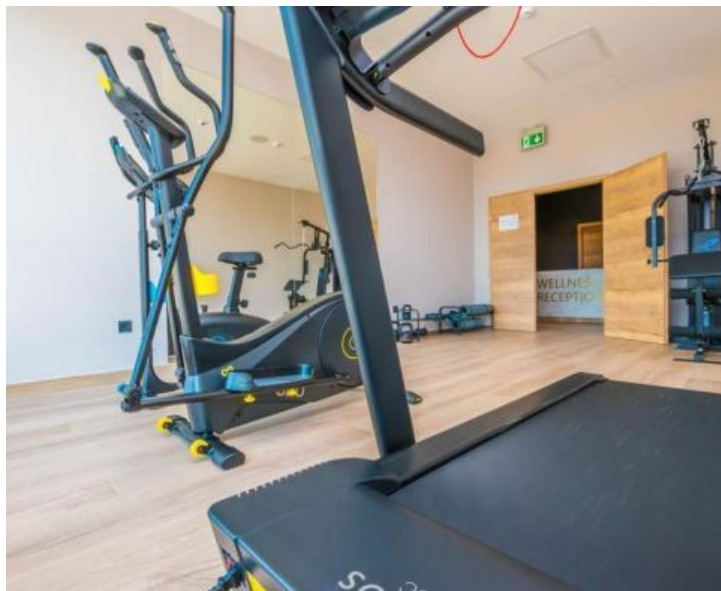
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