

# Mini-hotel

## Pag, Dalmatia



<b>Ref</b>	RE-LB-IRO1688
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Pag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	460 sqm
<b>Plot size</b>	530 sqm
<b>No. of bedrooms</b>	12
<b>No. of bathrooms</b>	9
<b>Price</b>	€ 1 100 000

# Mini-hotel

## Pag, Dalmatia



Welcome to this captivating apartment house, nestled in a serene and peaceful location just 300 meters from the mesmerizing sea, within the popular tourist haven of Mandre on the southern shores of the picturesque island of Pag. This strategically placed property ensures easy access to all essential amenities for a delightful stay.

Spanning an impressive living space of 460 square meters, this house stands gracefully on a 530-square-meter plot. It boasts four well-designed floors, each with its own unique character:

- **Basement:** Unveiling a cellar and a convenient laundry room, encompassing a total of 53 square meters.
- **Ground Floor:** Featuring two inviting apartments, each graced by adjoining terraces. These apartments offer two bedrooms, a spacious kitchen with a dining area, a comfortable living room, and a well-appointed bathroom. This level covers a generous 134 square meters.
- **First Floor:** Comprising three distinct apartments, including one single-bedroom unit and two two-bedroom accommodations. With a total living area of 138 square meters, this floor provides ample space for guests to relax and unwind.
- **Attic:** Offering a studio apartment along with three bedrooms, each equipped with en-suite bathrooms, ensuring maximum comfort for residents.

Built between 1998 and 2004, this house underwent its latest rejuvenation in 2021, receiving a fresh facade and updated sheet metal details. The ground floor and the first floor boast heating pipes, and the property includes two chimneys for added convenience.

Outside, within the expansive garden, discover a charming covered terrace complete with an outdoor kitchen and dining area, as well as delightful amenities for children. There's even the possibility to add a swimming pool to enhance the leisurely experience.

For those with expansion in mind, an adjacent parcel of 540 square meters is available for purchase, currently serving as a guest parking area. Both plots are securely fenced and boast their own entrances from two separate streets, ensuring privacy and convenience.

The combined package, including the additional land, is available at a total price of €1,600,000. This property represents a well-established venture in the tourism sector, offering a secure and enticing investment opportunity for the future owner. Don't miss out on this chance to own a slice of paradise and a thriving business in one of Pag's most sought-after locations.

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.

# Mini-hotel

## Pag, Dalmatia



Price per m<sup>2</sup>:  
2391 €

Average price/m<sup>2</sup> of this type  
in this region:  
2804 €

Median price/m<sup>2</sup> of this type  
in this region:  
2361 €

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

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

# Mini-hotel

Pag, Dalmatia



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

# Mini-hotel

Pag, Dalmatia



# Mini-hotel

## Pag, Dalmatia



# Mini-hotel

Pag, Dalmatia



# Mini-hotel

Pag, Dalmatia





# Mini-hotel

Pag, Dalmatia



# Mini-hotel

Pag, Dalmatia



# Mini-hotel

## Pag, Dalmatia

