

Hotel

Hvar, Dalmatia



Ref	RE-LB-20027
Type	Hotel
Region	Dalmatia › Island Hvar
Location	Hvar
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	694 sqm
Plot size	1094 sqm
No. of bedrooms	12
No. of bathrooms	11
Price	€ 2 200 000

In the heart of Hvar, ensconced within the embrace of a tranquil haven, where charm and serenity dance in tandem, **on the 1st line to the sea** there lies a singular abode, a dwelling kissed by the whims of enchantment.

This abode, nestled in a secluded bay right by the beautiful beach, gazes upon the turquoise sea with a countenance that mirrors the artistry of Elven realms.

Upon a verdant canvas of 1,094 square meters, this unique dwelling unfolds its tale, boasting a wonderful beach nearby, a launching haven for diminutive vessels.

An idiosyncratic house of 694 sq.m. (usable area is 550 sq.m.), resplendent in its singularity, sprawls across three tiers, presenting **11 fully equipped rental apartments**, each a sanctum of its own with a private bath and kitchen. The Mediterranean spirit echoes through the corridors, accompanied by the song of seven balconies and two terraces, all adorned with vistas that caress the soul with the undulating hues of the sea.

Beyond its doors lie a grand entrance, a vestibule resonating with reception, a garage for 2 cars, 10 parking places, sheltering the chariots of the land, and open-air alcoves for those touched by wanderlust.

Yet, in the tapestry of possibilities, an additional grace unfurls—an architectural sonnet foretells the expansion of this haven. A 40-square-meter aqueous expanse, a crystalline pool, and the whispers of three more apartments, ensconced in grace, beckon forth.

This ethereal symphony finds its crescendo in the planning of an additional garage, sealing the vision with a flourish.

The magnum opus of this dwelling, cradled beside the turquoise-blue sea, resonates in views that sing their ballad throughout the seasons, a veritable gem in the crown of existence, not to be overlooked in the dance of time.

Note: There is a project for a boutique-hotel to replace the existing structure, if desired so.

Price is over 2 mio euro.

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 m²:
3170 €

Average price/m² of this type
in this region:
4361 €

Median price/m² of this type
in this region:
3170 €

Average price/m² of this type
in Croatia:
1876 €

Median price/m² of this type
in Croatia:
1440 €

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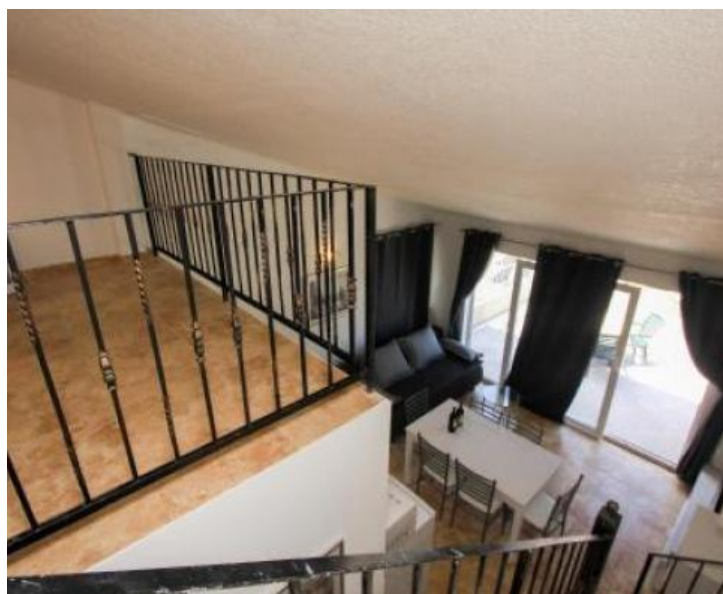
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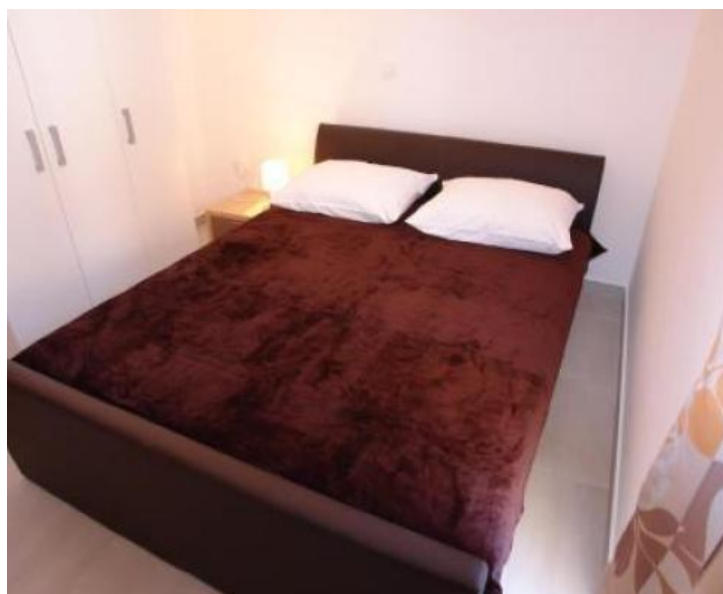
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