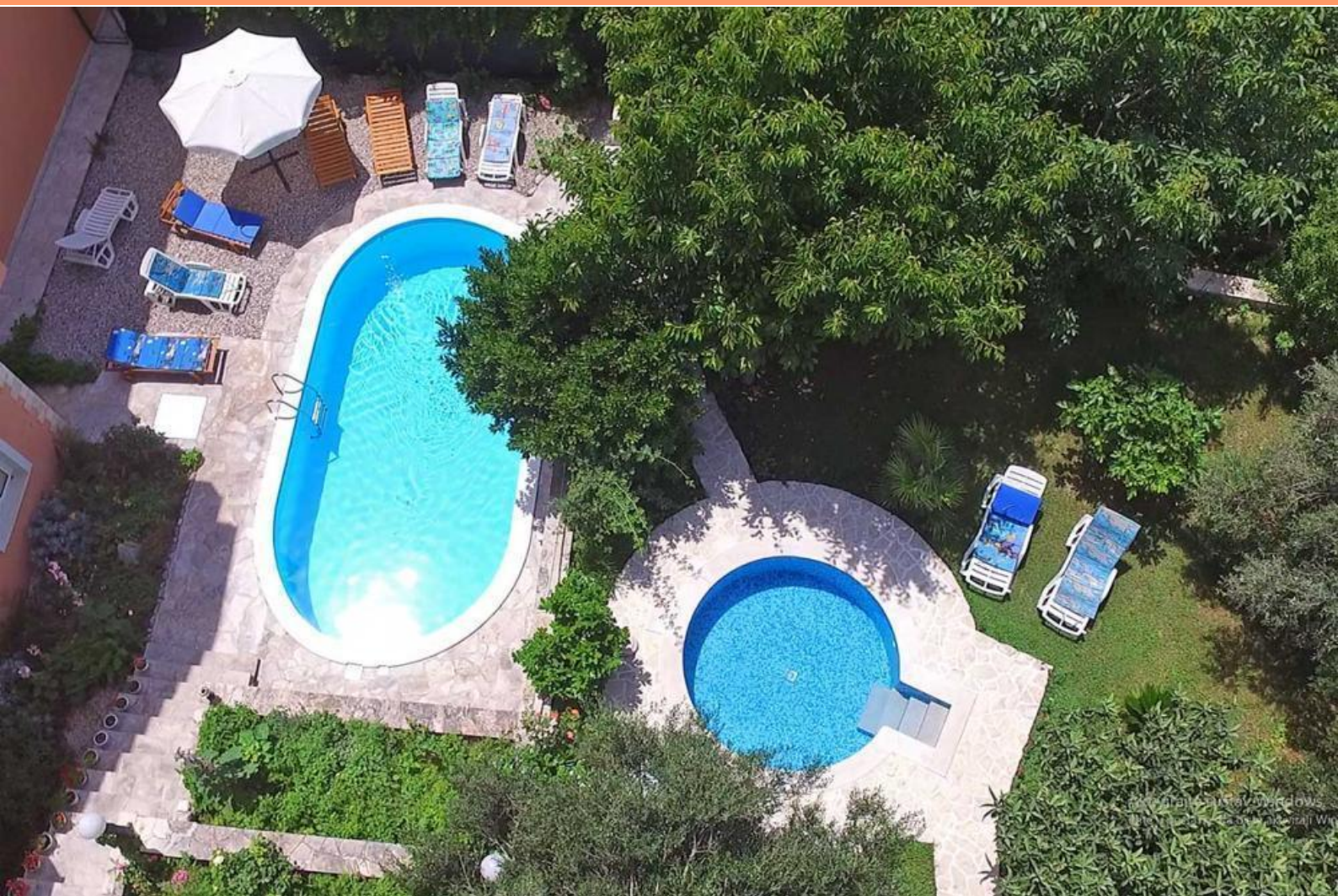


# Mini-hotel

## Makarska, Dalmatia



|                        |                     |
|------------------------|---------------------|
| <b>Ref</b>             | RE-LB-20090         |
| <b>Type</b>            | Mini-hotel          |
| <b>Region</b>          | Dalmatia > Makarska |
| <b>Location</b>        | Makarska            |
| <b>Front line</b>      | No                  |
| <b>Sea view</b>        | No                  |
| <b>Distance to sea</b> | 600 m               |
| <b>Floorspace</b>      | 700 sqm             |
| <b>Plot size</b>       | 800 sqm             |
| <b>Price</b>           | € 1 050 000         |

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

# Mini-hotel

## Makarska, Dalmatia



This beautiful 4\*\*\*\* tourist property in Makarska is located 600 meters from the sea and benefits swimming pool, jacuzzi, wonderful garden and sea views!

Total area is 700 sq.m.

Land plot is 800 sq.m.

The house offers a beautiful view of the Adriatic Sea and the Biokovo mountain, which makes it a perfect place for relaxation and enjoyment.

The total living area of the house is 700 m2 spread over four floors.

The first floor consists of one furnished apartment and the second half in the Roh-bau phase.

On the second floor is a modernly decorated and superbly equipped apartment with spacious balconies.

The third floor is accessed through a common internal staircase and there is another apartment with its own balcony.

The fourth floor of 80m2 is a high attic, with an apartment in the Roh-bau phase.

It is possible to split the building. Each level can be converted into 2 apartments with 8 apartments in total. All infrastructure is pre-designed and built.

Details:

- Summer kitchen: Covered gazebo 30 sq.m., large solid wooden table and benches, barbecue, sink, refrigerator, dishwasher, electric kettle, cutlery and drinking and cooling fans.

- Swimming pools: Villa has two swimming pools, a larger elliptical pool of 8x4 m and a depth of 1.5 m + a small round pool combining children's pools and a jacuzzi with a diameter of 3 m and a depth of 90 cm.

There is parking for three cars inside the garden.

With its stunning location and already established business in tourism, this property represents a real investment opportunity in one of the most beautiful parts of the Adriatic.

Great property.

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

## Makarska, Dalmatia



Price per m<sup>2</sup>:  
1500 €

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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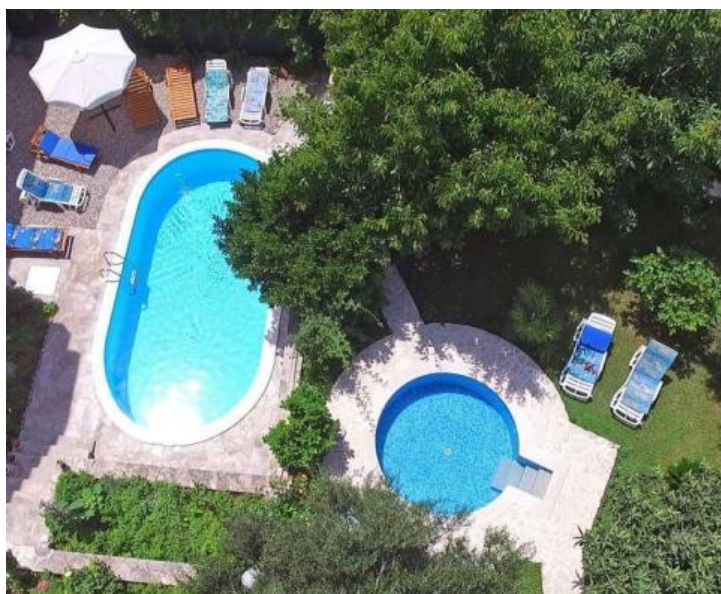
## Makarska, Dalmatia





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