

Mini-hotel

Baska Voda, Dalmatia



Ref	RE-LB-FIL11815
Type	Mini-hotel
Region	Dalmatia › Makarska
Location	Baska Voda
Front line	No
Sea view	Yes
Floorspace	360 sqm
Plot size	580 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 599 000

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A stunning three-story house with swimming pool in the traditional Dalmatian style offers a swimming pool, a basement, and a three-car garage, all set against a backdrop of panoramic sea views in Baska Voda. Situated on a 580 m² plot, the property of 360 sq.m. boasts easy accessibility with a 5-meter-wide access road. The 360 m² building is strategically positioned on a hill, ensuring breathtaking sea views, high-quality construction, and top-notch amenities. Its tranquil location amidst natural beauty lends itself to excellent potential for tourism.

The basement features two separate garages: one accommodating two cars and the other one car. Additionally, the basement serves as a self-contained unit housing all the necessary installations for electricity and water.

The ground floor comprises two distinct residential units with separate entrances. One unit is a comfortable one-bedroom apartment, comprising a kitchen with a dining area, an open-plan living room, a bedroom, a bathroom, and a spacious terrace with a south-facing swimming pool. The second unit is a two-bedroom apartment with a kitchen, dining area, open-plan living room, two bathrooms, and a large terrace also facing south.

The first floor houses a cozy two-bedroom apartment with a private entrance. This unit features a kitchen, dining area, a generously sized open-plan living room, a bedroom, a bathroom with a toilet, and a large covered balcony overlooking the sea. A large 50 m² roof terrace crowns the building and is accessible via an external staircase, offering mesmerizing sea views.

All apartments are air-conditioned, fully furnished, and equipped, making the property move-in ready. This type of property is highly sought after for seasonal rentals, making it an excellent investment opportunity. Located in a tranquil setting, it's perfect for those seeking peace and privacy in a stunning natural environment. The swimming pool and communal lounge area are perfect for relaxation, all within the private confines of the fenced plot.

Situated in Baška Voda, a popular tourist destination on the Makarska Riviera, the property enjoys excellent transport links, close proximity to the highway, and is just 50 km from Split and 70 km from Split Airport. Baška Voda offers all the amenities needed for a comfortable vacation and daily life, including shops, restaurants, schools, playgrounds, pharmacies, and clinics. The town features expansive pebble beaches with a seaside promenade, as well as numerous smaller, more secluded swimming spots. The building was constructed in 2017.

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:
1664 €

Average price/m² of this type
in this region:
2518 €

Median price/m² of this type
in this region:
2458 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

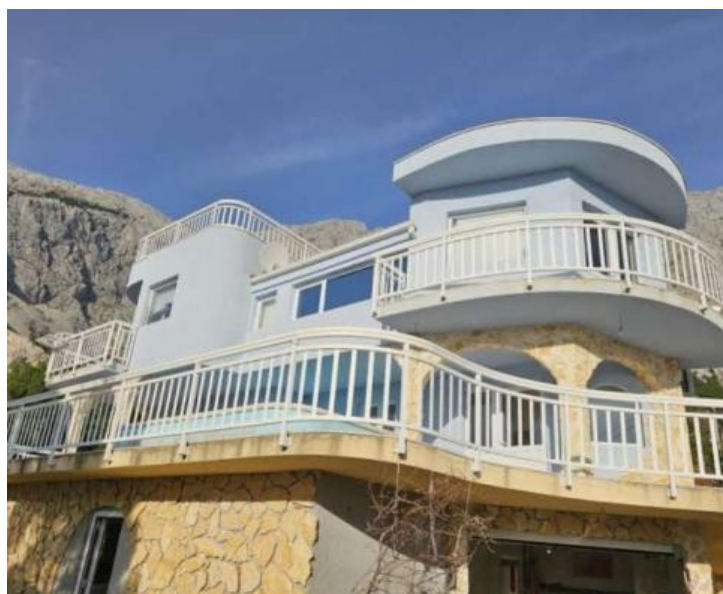
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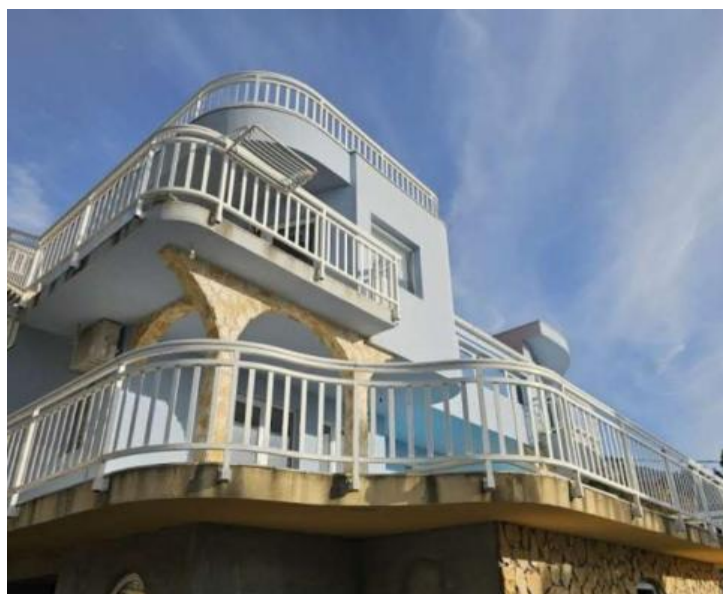
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