

Hotel

Rovinj, Istria



Ref	RE-U-29689
Type	Hotel
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	390 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 3 635 000

Beautiful stone building of hotel in Rovinj, 100 meters from the sea, with sea views!

In the heart of Rovinj, close to the renowned beaches and promenade, one finds this charming family hotel now available for purchase. Adorned with numerous awards and global recognition in the hotel industry, it can be said that this is currently one of the few hotels in Rovinj boasting a four-star rating!

Nestled in the heart of the old town, the hotel spans an impressive 390m². The property comprises five DeLuxe apartments, a spacious and functional restaurant with a terrace, a luxurious bar, and ample parking located nearby.

The villa's distinct features include breathtaking sea views, exquisite design, and proximity to all amenities.

During the renovation of the property, first-class materials were used to ensure its longevity. Additionally, one will find countless unique details that enhance the property's character, charm, and luxury.

It is worth noting that this is a family-run hotel that has garnered high praise from guests year after year, a recognition considered the highest accolade in the hotel industry. Besides offering exceptional accommodation services, the hotel provides ample opportunities for organizing and hosting various events, and it has even been the location for an American film.

This is a high-value property that undoubtedly captivates its visitors. When it comes to an ideal business opportunity, this property will surely enchant you with its numerous possibilities and a guaranteed return on investment.

For further information, please feel free to contact us.

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.

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.

Price per m²:
9321 €

Average price/m² of this type
in this region:
4263 €

Median price/m² of this type
in this region:
4483 €

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

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

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info@adrionika.com
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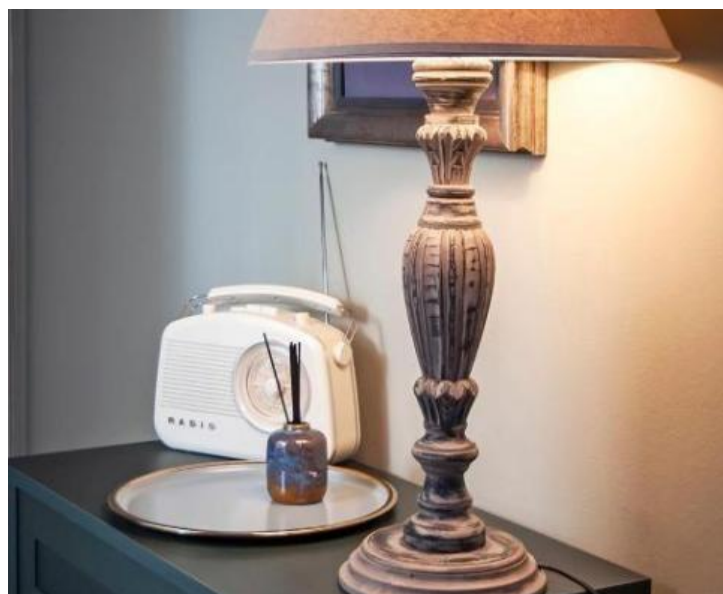
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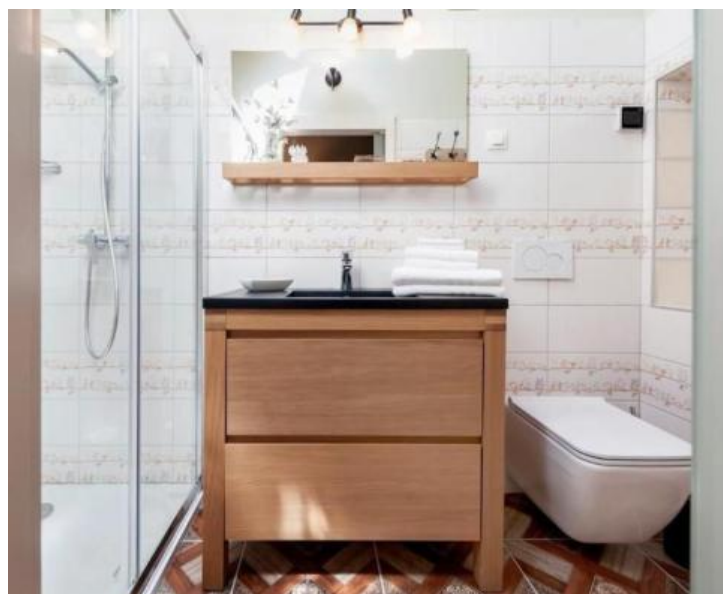
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