

Hotel

Hvar, Dalmatia



Ref	RE-LB-IRO2059
Type	Hotel
Region	Dalmatia > Island Hvar
Location	Hvar
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	963 sqm
Price	€ 3 000 000

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In the quaint hamlet of Sveta Nedjelja, on the very 1st line to the sea, nestled along the sun-kissed shores of the island of Hvar, stands a pension complex of exquisite charm. Its perch, overlooking the boundless expanse of the open sea, promises an unparalleled vista. Amidst the embrace of countless pebble beaches and concealed alcoves, it bestows upon its guests the gift of seclusion, a respite from the tumult of everyday life.

With a grandeur encompassing 963 square meters (net 800 square meters), this property comprises two gracefully fashioned edifices:

The Tavern: Upon the ground floor, a capacious bar, twin storehouses, lavatory facilities, a grand hall, a sheltered veranda, and a singular aquarium reside.

Ascending, the first floor unfolds with a restaurant of exceptional elegance, a culinary domain, ablution chambers, a rustic hearth, supplementary storage, and a commodious terrace, beckoning patrons to revel in the panorama.

The Property description: Its foundation boasts two snug studio apartments, each endowed with private loggias, alongside a chamber graced with an ensuite, also afforded access to a loggia.

Ascending further, the first floor unveils three expansive chambers, each accompanied by bathing quarters, and an additional trio of rooms, each with ensembles and private loggias, supplemented by storage provisions. Ascending still, the second floor reveals a duplex apartment bedecked with a splendid loggia, alongside an auxiliary chamber furnished with a private bath.

Crowning the structure, the attic harbors two capacious duplex apartments, boasting an additional balcony and a vast terrace, from which the spectacle of sunset and the crystalline sea may be beheld in all its glory.

This estate grants facile access by carriage and is tendered fully appointed and furnished, poised for immediate occupation or commercial pursuit.

The allure of Hvar Island extends beyond mere holiday seekers; it beckons investors astute to the remarkable potential for enduring real estate appreciation upon this hallowed isle of resounding popularity.

Herein lies the opportunity to dwell in opulence, ensconced amidst nature's splendor, the azure embrace of the sea, and the storied heritage of a land, rendering this property a veritable jewel of the Mediterranean.

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:
3115 €

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

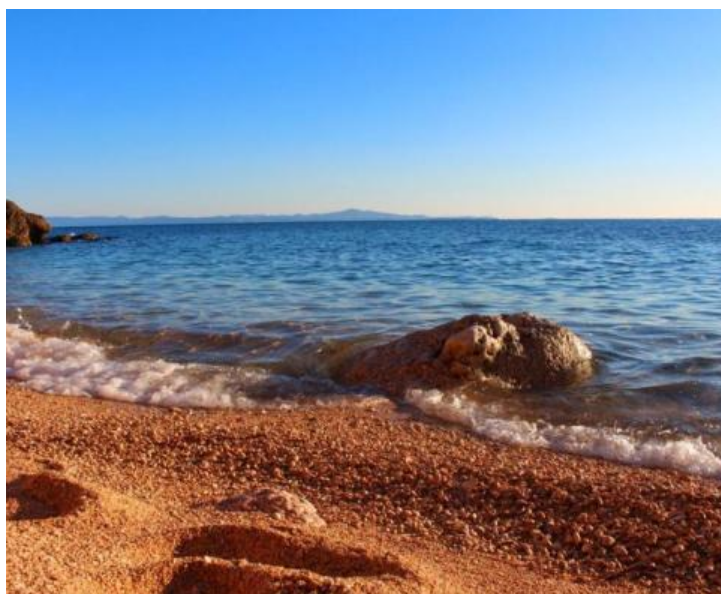
Median price/m² of this type
in this region:
3170 €

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

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

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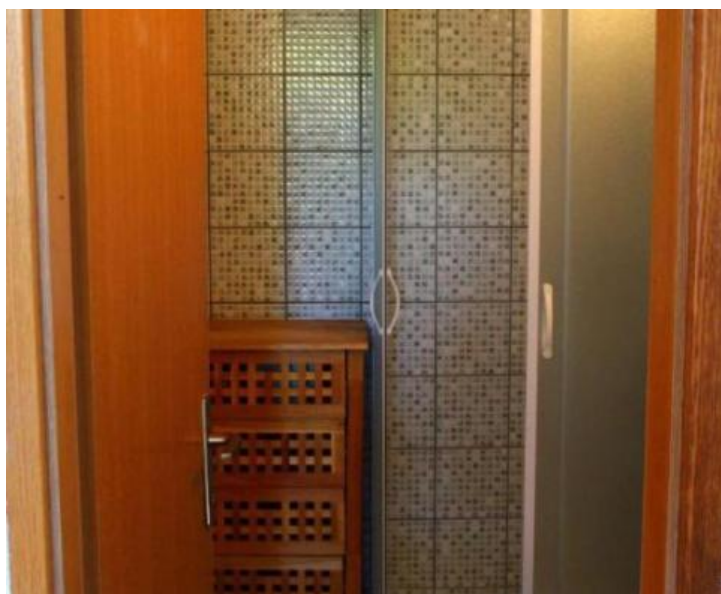
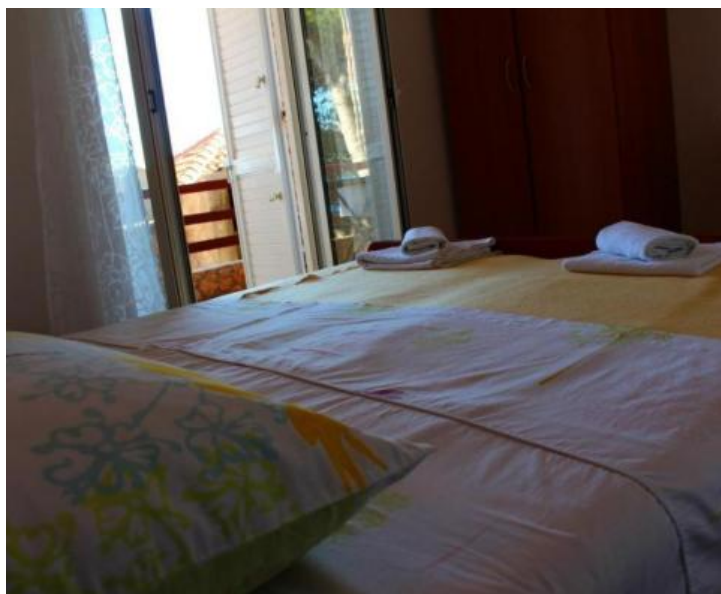
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