Hotel
Mali Losinj, Other islands

Ref	RE-AB-H-81
Type	Hotel
Region	Other islands
Location	Mali Losinj
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	1414 sqm
Plot size	2135 sqm
Price	€ 4 000 000

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Adrionika
Real Estate in Croatia

Exceptional refurbishment project of waterfront location on exclusive 5***** star island of Mali Losinj!
Wonderful position within pine trees with great sea views!
Just 7-8 minutes walk from the centre of Mali Losinj, at the edge of construction zone, bordering pine wood area!

On land plot of 2135 sq.m. Surface of potential building is 1414 sq.m. by suggested project.

There are two concepts of renovation:
- as a luxury boutique hotel with swimming pool
- as a luxury boutique residence with apartments for sale, with swimming pool

The property may consist of six luxury apartments, lobby, restaurant, wellness centre, outdoor pool. There are several concepts of external design.

The property contains 4 levels with a total of over 1100 square meters of interior floor surface, and a 130 m2 open roof terrace.

Ground floor consist of lobby , reception, restaurant, kitchen, bar and hotel utilities. Besides the main quest entrance, located in the proximity of 10 parking spaces, the complex has its own delivery service entrance and direct connection between lobby and outdoor pool.
First floor is divided in two main spaces, wellness center on the one side and a one bedroom apartment on the other.
Moving up, on the second elevation floor, we encounter two spacious apartment, first counting 101 and the second one of 150 square meters.
Third floor follows the same distribution principle with additional two apartments, occupying 95 and 128 m2.
Penthouse is really special part of the project, actually a true maritime jewel.
One of main ideas was to find a best way to use available space. For that reason ther was introduced an additional floor that accomodates a luxurious 125 square penthouse suite with even bigger private terrace, jacuzzi , small terrace pool and on the top of all that a spectacular view.

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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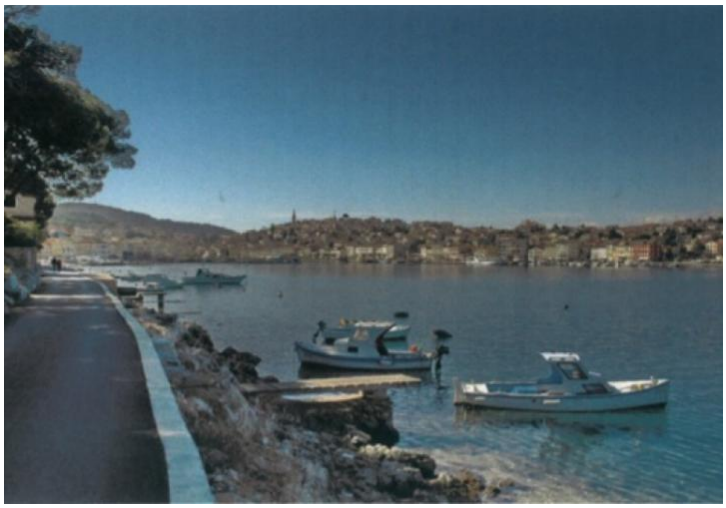

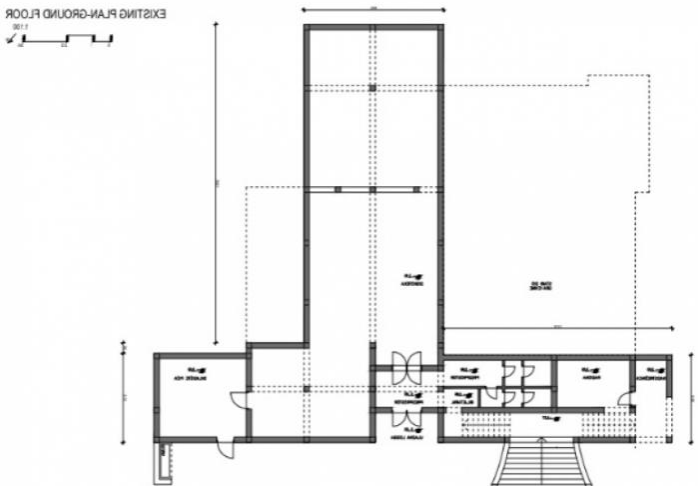

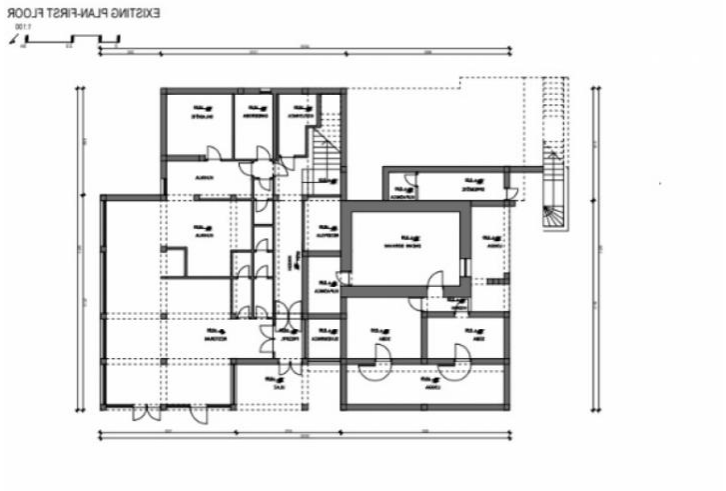

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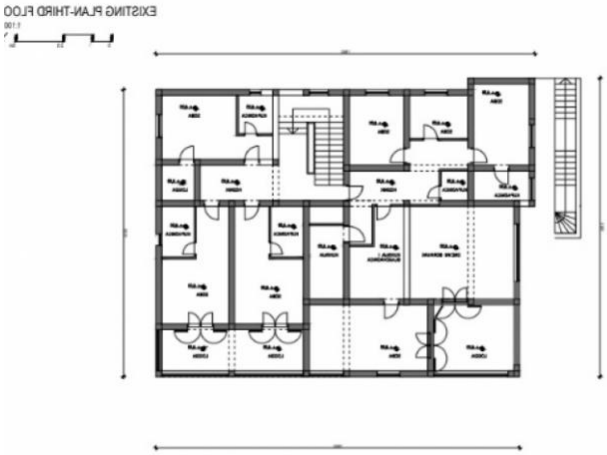

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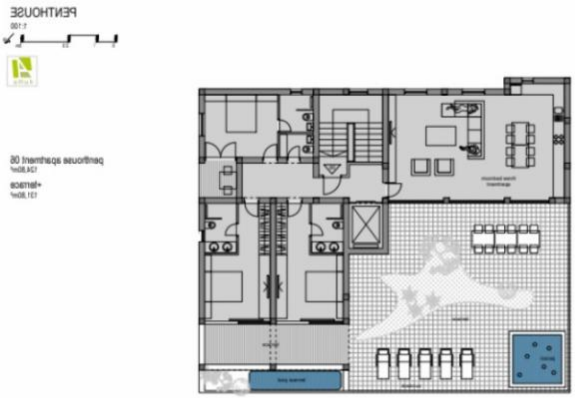

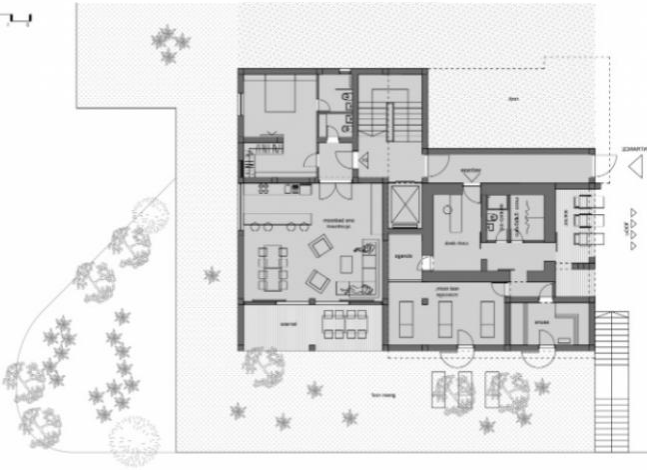

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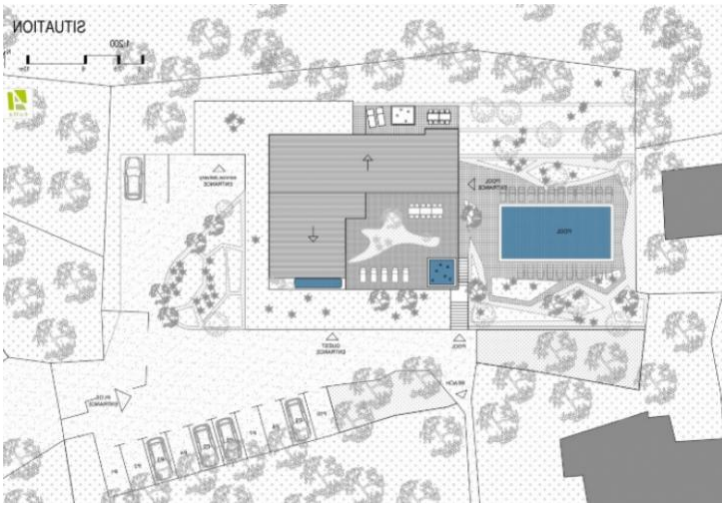

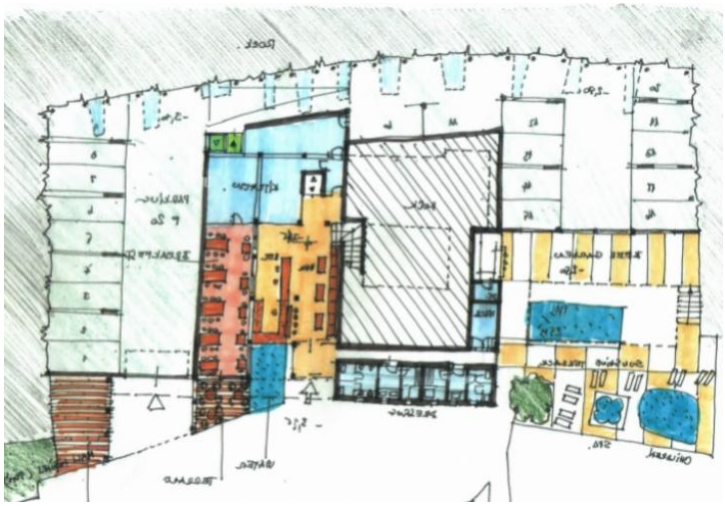

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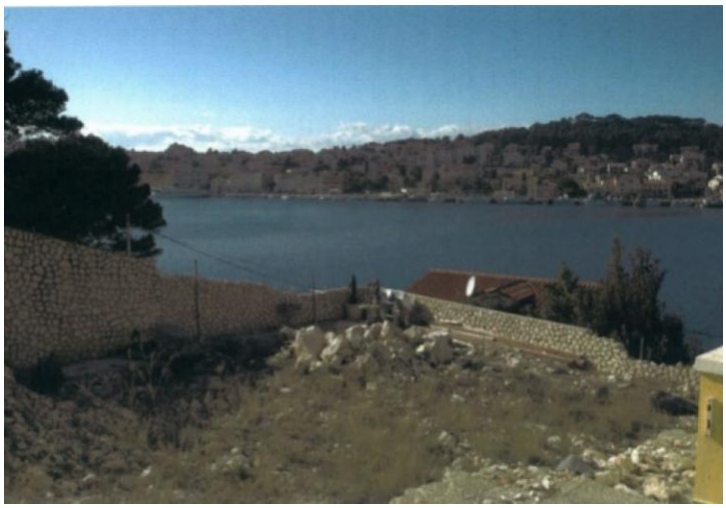

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