

# Hotel

## Rovinj, Istria



<b>Ref</b>	RE-U-32738
<b>Type</b>	Hotel
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	864 sqm
<b>Plot size</b>	713 sqm
<b>No. of bathrooms</b>	12
<b>Price</b>	€ 2 075 000

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Family hotel in Rovinj area, 1 km from the sea.

The hotel consists of a total of 864m<sup>2</sup> of living space, which is divided into a basement and 3 additional upper floors.

In the basement of the hotel, there are several larger rooms that future owners have the opportunity to easily convert into rooms with additional content, such as: wellness studio, gym zone, tavern, garage, conference hall and the like.

The ground floor of the hotel is divided into three rooms. Thus, on the front side of the ground floor, there is a simple but functional and equipped restaurant with a kitchen, bar and toilets for guests and staff. This restaurant offers its future owners numerous possibilities, while it also has a private parking lot in front of the building. In the continuation of the ground floor, there are the first two separate hotel rooms with bathrooms for tourists and terraces, while at the back of the ground floor there is a bright apartment, which is currently used by the owners of the hotel, and which consists of a comfortable living room, dining room and kitchen located in an open plan of space, without partition walls with access to a large terrace and garden, this apartment also has one bedroom and a bathroom.

The first floor of the hotel is intended for accommodation of tourists and consists of 6 spacious rooms, each of which has a bathroom and exit to the terrace. There is also an apartment with two bedrooms, a kitchen, a living room, a bathroom and a terrace.

On the second floor of the hotel, there are two comfortable apartments, each of which has two bedrooms, a bathroom and a large living room with a kitchen and dining room, and an exit to the terrace with an open view.

#### DESCRIPTION OF THE GROUND FLOOR:

The house is located on a spacious territory of 713 m<sup>2</sup>, on the front side of the garden there is enough parking space for all guests of the hotel. With certain modifications, it is possible to build a swimming pool and a nice summer terrace on the garden plot, which would serve as an extension of the restaurant.

#### ADDITIONAL INFORMATION:

It is an independent facility that offers its visitors, in addition to comfortable accommodation, maximum privacy and peace during their stay. Future owners thus have the opportunity to get a tourist facility with approximately 40 beds with smaller initial investments. It can be an ideal boutique-hotel in close vicinity to Rovinj centre.

- \* The property is in order, without encumbrances, the property has all the necessary documentation.
- \* The property is sold with all equipment.
- \* The ability to download is almost immediate.
- \* The facility has been recording positive business results for several years in a row.

For any additional questions, necessary information or wish to organize an appointment to view the property,

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feel free to contact us at any time!

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 m<sup>2</sup>:  
2402 €

Average price/m<sup>2</sup> of this type  
in this region:  
4263 €

Median price/m<sup>2</sup> of this type  
in this region:  
4483 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2087 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1773 €



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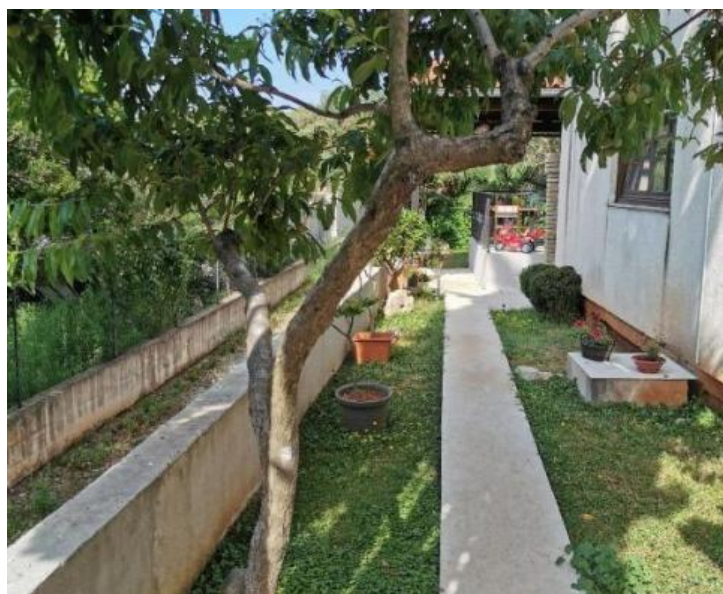
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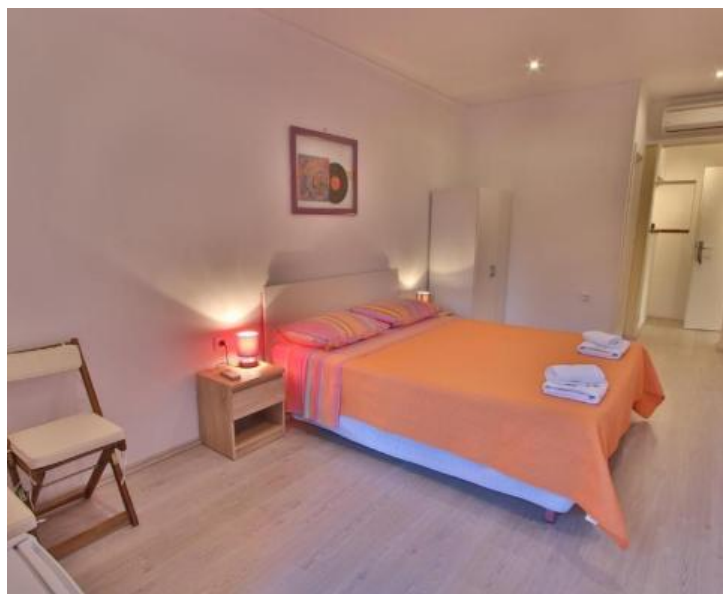


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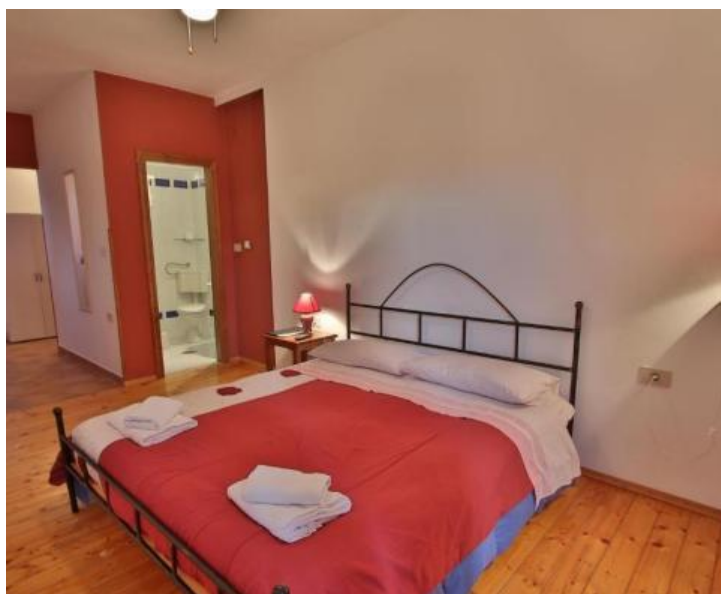
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