

# Mini-hotel

## Zaostrog, Dalmatia



<b>Ref</b>	RE-LB-FIL12690
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia › Makarska
<b>Location</b>	Zaostrog
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	278 sqm
<b>Plot size</b>	147 sqm

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 459 000

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Apartt-house within greenery, with sea views in Zaostrog, 1km from the sea!

The guest-house is situated above the Adriatic Highway on a street leading to the old village. It occupies a peaceful location, surrounded by olive groves and pine forests.

The property spans a total area of 278m<sup>2</sup>, distributed across the ground floor and two upper floors. It stays on 147 sq.m. of land.

The ground floor features a spacious garage with direct access to the living area, an outdoor terrace, a living room, a separate kitchen with a dining area, a bedroom, a bathroom, and a large storage room that includes a laundry area with access to the western terrace.

The first floor, accessible via a separate external staircase, contains a two-bedroom apartment with a terrace, an enclosed indoor terrace, a kitchen with a dining area, two spacious bedrooms—one of which has a small balcony facing east—a bathroom, and a small storage room.

On the second floor, also with a separate entrance, there is another two-bedroom apartment. This unit includes an enclosed terrace, a kitchen with a dining area, two bedrooms, and a bathroom. The house is fully furnished and equipped, with air conditioning throughout.

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 m<sup>2</sup>:  
1651 €

Average price/m<sup>2</sup> of this type  
in this region:  
2518 €

Median price/m<sup>2</sup> of this type  
in this region:  
2458 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €



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