

# Hotel

## Dubrovnik, Southern Dalmatia



<b>Ref</b>	RE-LB-IRO2238
<b>Type</b>	Hotel
<b>Region</b>	Southern Dalmatia › Dubrovnik
<b>Location</b>	Dubrovnik
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	500 sqm
<b>Plot size</b>	200 sqm
<b>No. of bedrooms</b>	11
<b>No. of bathrooms</b>	11
<b>Price</b>	€ 4 300 000

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**Old price was 5 000 000 eur, new price is 4 300 000 eur!**

Beautiful boutique hotel located directly on the seafront, just outside Dubrovnik.

This stunning 1st line hotel has been fully renovated over last 3 years into a modern boutique hotel, situated in an exclusive location in a small coastal town.

Its prime position offers quick access to Dubrovnik's Old Town, just a 5-minute drive away, and is conveniently located 19 km from Dubrovnik International Airport.

The hotel perfectly combines a tranquil waterfront ambiance with close proximity to major attractions, giving guests the best of both worlds.

With 500 m<sup>2</sup> of living space and a 200 m<sup>2</sup> garden, the hotel offers both intimacy and luxury. It features 11 double rooms, each with its own bathroom, thoughtfully designed for maximum comfort. The rooms come equipped with a mini fridge, air conditioning, and an electric kettle, while some also offer a balcony or terrace with stunning sea views.

Although the hotel does not offer private parking, its unique location by the sea and the charm of its stone architecture provide an authentic experience in one of the world's most beautiful cities.

This hotel is an excellent investment opportunity in tourism, offering great potential in the heart 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 m<sup>2</sup>:  
8600 €

Average price/m<sup>2</sup> of this type  
in this region:  
1899 €

Median price/m<sup>2</sup> of this type  
in this region:  
196 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
1876 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1440 €

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