

Mini-hotel

Vinisce, Dalmatia



Ref	RE-LB-IRO2395
Type	Mini-hotel
Region	Dalmatia › Šibenik
Location	Vinisce
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	325 sqm
No. of bedrooms	11
No. of bathrooms	5
Price	€ 575 000

Stunning Tourist Property in a Prime Location - Perfect for Tourist Rentals!

This **beautiful house of 5 apartments** is ideally situated just **200 meters from the beach and town center of Vinisce, Marina**, providing easy access to all essential amenities.

With a **total living area of 325 m²** and **spacious terraces spanning 490 m²**, it offers exceptional comfort and privacy.

Property Layout:

- **Ground Floor:** Two **modern one-bedroom apartments**
- **First Floor:** Two **luxurious one-bedroom apartments**, each featuring **two terraces** with breathtaking **sea views**
- **Attic:** A **spacious penthouse** with **three bedrooms**, a **large terrace**, and spectacular **panoramic sea views**

The property also includes a **large parking area** for up to **six vehicles**, an **outdoor barbecue**, and an **auxiliary building** for additional convenience.

Ideal for **tourist rentals**, this house also features a **comfortable apartment for the owner**, making it a **fantastic investment opportunity** with **high rental income potential**.

Don't miss out on this unique chance to own a premium coastal property!

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.

Property advantages:

Modern

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Price per m²:
1.769 €

Average price/m² of this type
in this region:
2.571 €

Median price/m² of this type
in this region:
2.664 €

Average price/m² of this type
in Croatia:
2.709 €

Median price/m² of this type
in Croatia:
2.332 €

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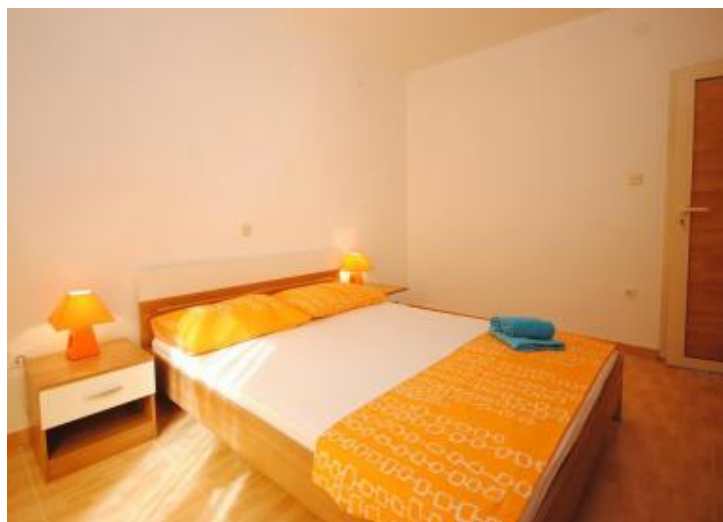
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