

# Mini-hotel

Dramalj, Crikvenica, Kvarner



<b>Ref</b>	RE-U-37679
<b>Type</b>	Mini-hotel
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Dramalj, Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	120 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	350 sqm

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<b>No. of bedrooms</b>	10
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 930 000

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### Unique apartment house with 5 apartments in Dramalj!

For sale: **luxury apartment house in Dramalj**, just **120 meters from the sea**. This **exclusive property** combines luxurious living with an outstanding investment opportunity. Located in a **prestigious area**, it is perfect for those seeking a balance of **elegance** and **high return investment**.

This **spacious villa** spans **300 m<sup>2</sup>** with a **350 m<sup>2</sup> garden**, offering five fully furnished, **modern apartments**. Each apartment features **luxury interiors, top-quality materials**, and **expansive terraces** with panoramic sea views. The property includes **four parking spaces**, making it highly convenient for guests.

The house is located in the **third row from the sea** in a tranquil yet central location, close to all essential amenities. It's an **ideal investment for tourist rentals**, offering a **high return on investment**.

Key features:

- **300 m<sup>2</sup>** house, spread across three floors (100 m<sup>2</sup> per floor) on a **500 m<sup>2</sup> plot**.
- **Internal staircase** connecting all levels.
- **Basement**: Spacious two-bedroom apartment with a living room, kitchen, dining area, bathroom, and large terrace.
- **Ground floor**: Two studio apartments (one with a terrace) and a one-bedroom apartment with a living room and access to a spacious terrace.
- **First floor**: A large four-bedroom apartment with a kitchen, dining area, living room, two bathrooms, and a spacious terrace with a beautiful sea view.

The house is **completely renovated** with **modern interiors, high-end kitchens, luxury bathrooms**, and **top-quality furniture**, including **box spring beds** for maximum comfort.

This property offers an **exclusive lifestyle** and a unique opportunity to enjoy **privacy** and **luxury** in a **prime location**. With **established tourist rentals**, it's an excellent choice for an investor or someone looking for a luxury property by the sea.

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>:  
3100 €

Average price/m<sup>2</sup> of this type  
in this region:  
2323 €

Median price/m<sup>2</sup> of this type  
in this region:  
2149 €

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

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



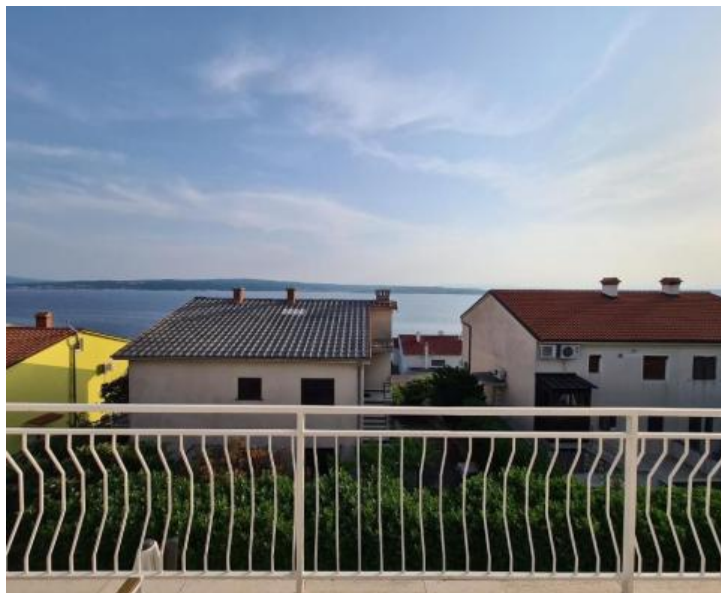
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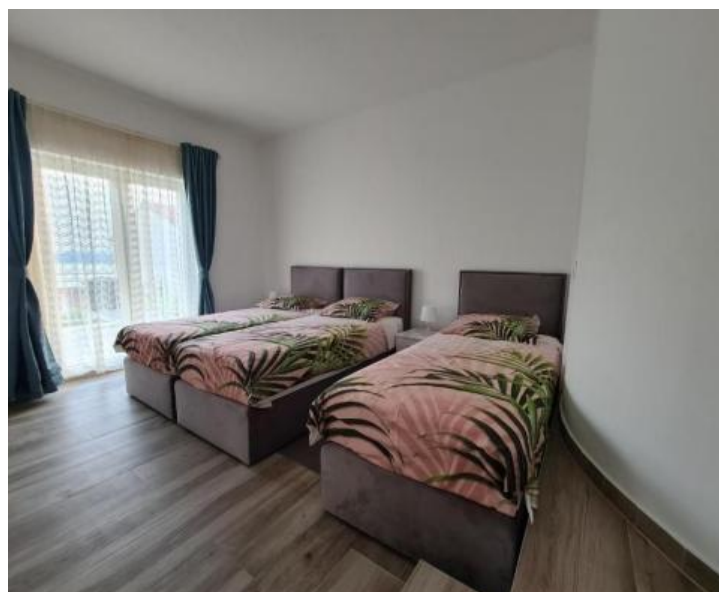
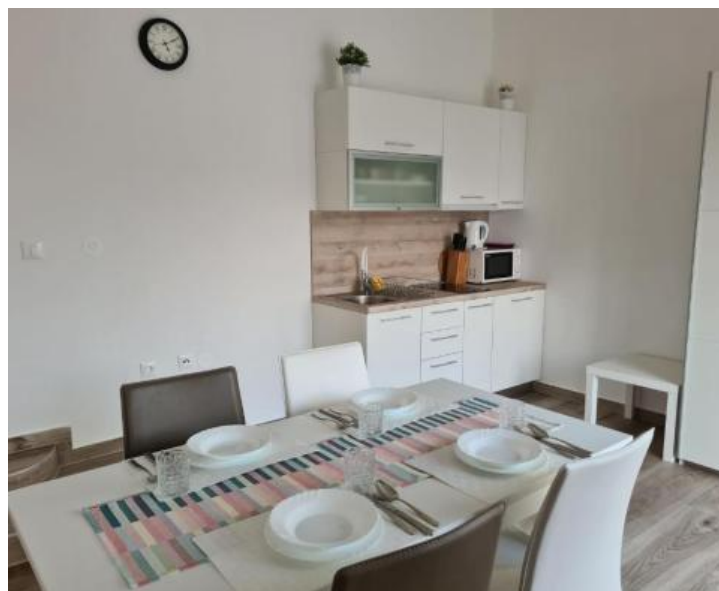
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