

Mini-hotel

Supetar, Dalmatia



Ref	RE-LB-IRO2550
Type	Mini-hotel
Region	Dalmatia › Island Brač
Location	Supetar
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	469 sqm
Plot size	637 sqm

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No. of bedrooms	8
No. of bathrooms	6
Price	€ 675 000

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Great touristic property on Brač island, in popular Supetar connected to the mainland by regular ferry connection with autos!

Property of great investment potential

This impressive house with 4 apartments is located in an exceptional location, just 500 meters from the crystal-clear sea and the beautiful beaches of Supetar on the island of Brač.

The property was built in 1980 and extends over 469 m² of residential space and is situated on a 637 m² land plot, making it a perfect opportunity for investment or comfortable family living.

The house consists of four floors.

In the basement, there is a one-bedroom apartment, while the ground floor includes a spacious three-bedroom apartment and a smaller studio apartment.

On the first floor, there is another three-bedroom apartment.

The attic, currently minimally finished, is used as storage, with access provided by an external metal staircase from the covered terrace.

Each floor is fully furnished, modernized in 2016, and the house is rated with 4**** stars.

The surroundings are carefully landscaped, with orchards, grapevines, and ornamental plants, along with an automatic irrigation system.

There is also space for building a small pool, which further enhances the quality of life or tourist services.

The house offers numerous possibilities for further expansion, such as adding another floor or converting it into a residential-commercial building with four apartments. Additionally, there is an option to extend onto a part of the neighboring plot owned by others, which would increase the potential for further development.

Thanks to its location and existing rental business model, the property already has an established business framework in tourism, making it a secure source of income.

This house provides an excellent opportunity for living, tourism, or a combination of both, and is a true investment for the future!

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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Property advantages:

Storage
Urbanized

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Price per m²:
1.439 €

Average price/m² of this type
in this region:
3.022 €

Median price/m² of this type
in this region:
2.757 €

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

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

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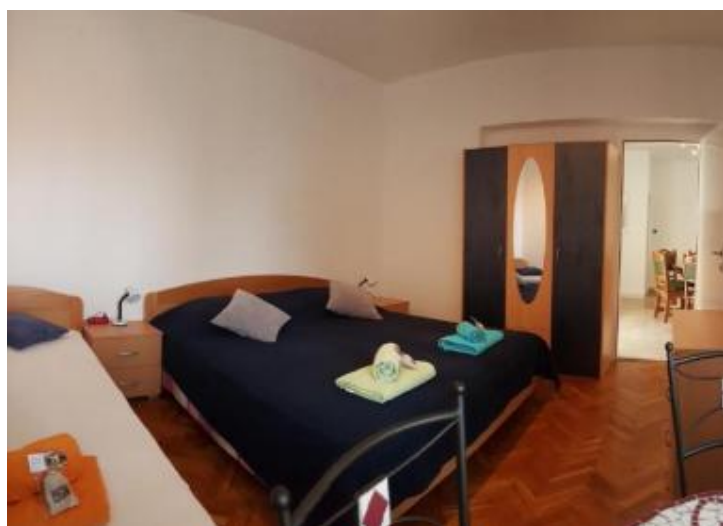
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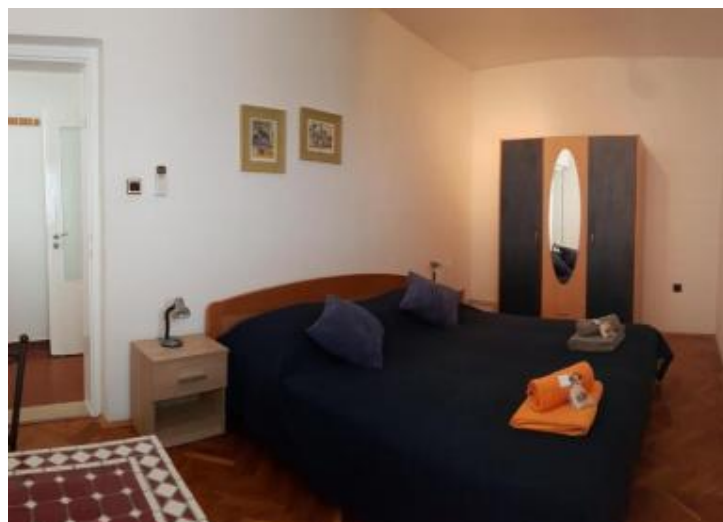
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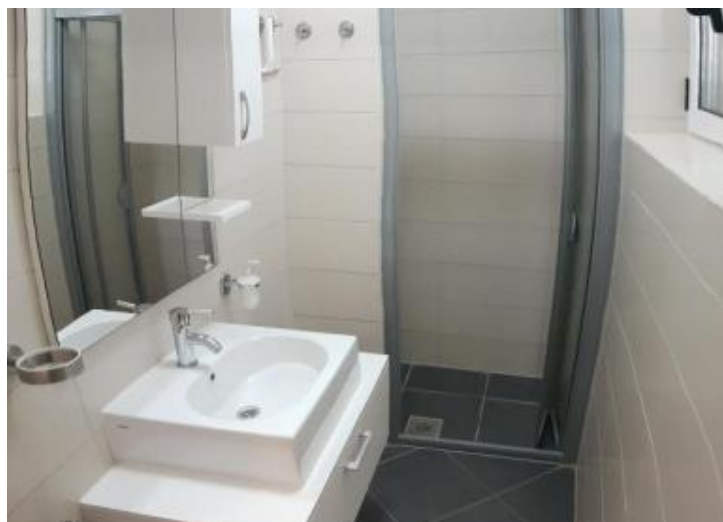
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