

Mini-hotel

Strozanac, Dalmatia



Ref	RE-LB-IRO2790
Type	Mini-hotel
Region	Dalmatia › Split
Location	Strozanac
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	411 sqm
No. of bedrooms	11
No. of bathrooms	8
Price	€ 4 500 000

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This luxury seafront tourist property is located in the first row by the sea, directly on the Adriatic coast, in one of the most prestigious and highly sought-after areas near Split, in the Strožanac-Podstrana zone.

The property is surrounded by renowned 4- and 5-star hotels, which further confirms the exclusivity of the location and ensures strong demand for high-end tourist accommodation throughout the year.

With its open and unobstructed sea views and immediate proximity to a maintained beach just a few meters away, this villa represents a rare opportunity to purchase prime seafront real estate in Croatia.

The property functions as a fully operational luxury apart-hotel with seven modern apartments, all professionally furnished, fully equipped, and officially categorized for tourist rental. Each apartment features a private balcony with panoramic views of the Adriatic Sea, making the property extremely attractive for short-term and long-term rental guests. The location offers excellent connectivity, as the villa is situated only 5 to 7 kilometers from the historic center of Split and approximately 30 kilometers from Split International Airport, ensuring easy access for international travelers and year-round tourism.

The building extends across four floors, including a ground floor, two upper floors, and an attic level, with a total residential area of 411.89 square meters. Within the property, seven individual apartments are distributed across the floors, offering flexibility for rental management, resale, or mixed personal and commercial use. A particularly valuable feature of this real estate is the exclusive three-bedroom, three-level apartment with a total net living area of 143.14 square meters. This premium unit offers a panoramic sea view and a high level of privacy and comfort, consisting of three bedrooms, two bathrooms, a spacious kitchen with dining area, a living room, a gallery, a balcony, and a loggia.

An important investment advantage is that all apartments, including the three-level luxury unit, are registered as separate ownership units. This significantly increases the property's flexibility, investment security, and long-term value, allowing for individual sales, refinancing, or strategic portfolio management.

The villa is set on a well-maintained private plot of 277 square meters, featuring ten private parking spaces, a landscaped garden with sea views, and a large outdoor jacuzzi designed for relaxation and premium outdoor living. This outdoor area further enhances the guest experience and contributes to higher rental income and occupancy rates.

This seafront villa near Split represents a secure, stable, and highly profitable real estate investment in Croatia. The property is fully operational and ready for immediate continuation of tourist activity without any additional investment. It offers an exceptional combination of luxury, prime coastal location, strong rental performance, and long-term appreciation potential, making it ideal for investors seeking high-yield tourist property or exclusive seafront real estate on the Adriatic coast.

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:

Spa
Garden
Urbanized
Modern

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Price per m²:
10.949 €

Average price/m² of this type
in this region:
0 €

Median price/m² of this type
in this region:
0 €

Average price/m² of this type
in Croatia:
0 €

Median price/m² of this type
in Croatia:
0 €

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