

# Mini-hotel

## Rovinj, Istria



|                         |                 |
|-------------------------|-----------------|
| <b>Ref</b>              | RE-AB-H-18      |
| <b>Type</b>             | Mini-hotel      |
| <b>Region</b>           | Istria > Rovinj |
| <b>Location</b>         | Rovinj          |
| <b>Front line</b>       | No              |
| <b>Sea view</b>         | No              |
| <b>Distance to sea</b>  | 500 m           |
| <b>Floorspace</b>       | 408 sqm         |
| <b>Plot size</b>        | 141 sqm         |
| <b>No. of bedrooms</b>  | 6               |
| <b>No. of bathrooms</b> | 6               |
| <b>Price</b>            | € 1 700 000     |

# Mini-hotel

## Rovinj, Istria



Mini-hotel (pansion) with 6 independent apartments and garage in super-popular Rovinj!

Total surface is 408 m<sup>2</sup> gross.

This touristic property is located in the top tourist area of the city's first Zone Centener, close to the Eden Hotel, Lone, Monte Molini, Grand Hotel Park, the Punta Corrente Nature Park and beautiful natural beaches.

Advantageous location for Rovinj.

There are four levels in the building.

The first floor, including the garage, serves as a storage room and laundry room with enough space for conversion into an additional accommodation unit.

Each of the other three floors consists of two equipped and furnished studio apartments.

Each apartment has its bathroom, kitchen and a large covered terrace of 18 m<sup>2</sup>, where tourists spend most of their vacation time.

The apartments achieve good commercial results, high occupancy rates and excellent rankings and estimates of international guests from almost all over the world.

Due to the micro-location of the building by foot you can reach pebble beaches (Monte Molini beach) or natural stone beaches (Cuvi) and the core of the old town of Rovinj (St. Euphemia).

Parking is available in the garage or at 250 parking spaces close to the property, which are free of charge during the tourist season.

Hotel was by now operational during 2 months a year.

In 2018 it earned 51 000 EUR - 3 % rendite

In 2019 it earned 50 000 EUR - 2.99 % rendite

Normally hotel can work 12 months a year (9 months full occupancy) and than earn 6 app x 40 EUR per app per day = 240 EUR per day

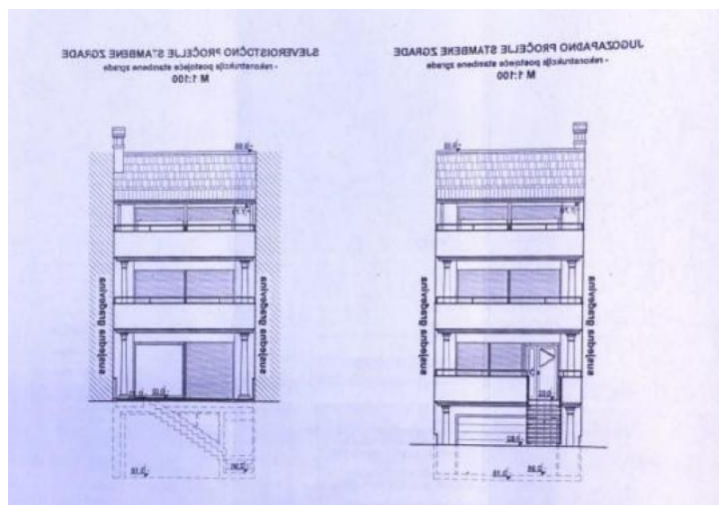
That means 7200 EUR per month x 9 months = 64 800 EUR then rendite is 6,8%.

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.



# Mini-hotel

## Rovinj, Istria



# Mini-hotel

## Rovinj, Istria

