

# Mini-hotel

## Zadar, Dalmatia



<b>Ref</b>	RE-LB10792
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	105 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 440 000

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**Price went down from 370 000 eur to 340 000 eur!**

Functioning hostel in the very centre of Zadar!  
High quality design-winning property!  
Impression of freshness and originality!

Yea of complete renovation - 2013.  
Total surface is 105 sq.m.

This tourist property has great occupancy rates due to perfect location and original concept.  
Property offers lobby with reception, shared kitchen, guest bathroom. There is a laundry in the basement, garage used as pantry.

Besides that there is a sleeping block:

- three double bedrooms
- one room with four beds
- one room with nine beds
- five bathrooms in total

Key to success is a perfect position in Zadar just 5 minutes walk from main historical sites.

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>:  
4190 €

Average price/m<sup>2</sup> of this type  
in this region:  
2804 €

Median price/m<sup>2</sup> of this type  
in this region:  
2361 €

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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