

Hotel

Mali Losinj, Other islands



| | |
|------------------------|---------------|
| Ref | RE-AB-H-81 |
| Type | Hotel |
| Region | Other islands |
| Location | Mali Losinj |
| Front line | Yes |
| Sea view | Yes |
| Distance to sea | 5 m |
| Floorspace | 1414 sqm |
| Plot size | 2135 sqm |
| Price | € 4 000 000 |

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Exceptional refurbishment project of waterfront location on exclusive 5***** star island of Mali Losinj!
Wonderful position within pine trees with great sea views!
Just 7-8 minutes walk from the centre of Mali Losinj, at the edge of construction zone, bordering pine wood area!

On land plot of 2135 sq.m. Surface of potential building is 1414 sq.m. by suggested project.

There are two concepts of renovation:

- as a luxury boutique hotel with swimming pool
- as a luxury boutique residence with apartments for sale, with swimming pool

The property may consist of six luxury apartments, lobby, restaurant, wellness centre, outdoor pool. There are several concepts of external design.

The property contains 4 levels with a total of over 1100 square meters of interior floor surface, and a 130 m2 open roof terrace.

Ground floor consist of lobby , reception, restaurant, kitchen, bar and hotel utilities. Besides the main quest entrance, located in the proximity of 10 parking spaces, the complex has its own delivery service entrance and direct connection between lobby and outdoor pool.

First floor is divided in two main spaces, wellness center on the one side and a one bedroom apartment on the other.

Moving up, on the second elevation floor, we encounter two spacious apartment, first counting 101 and the second one of 150 square meters.

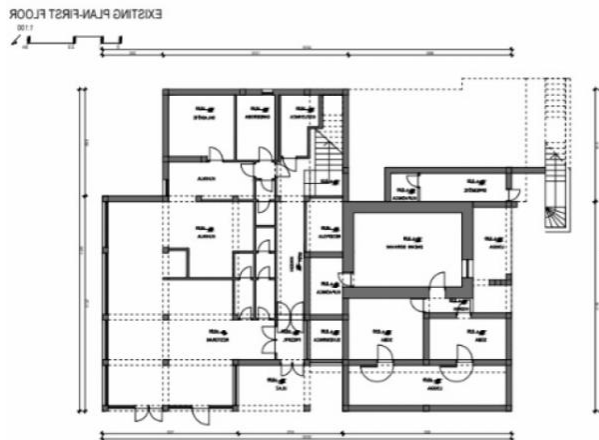
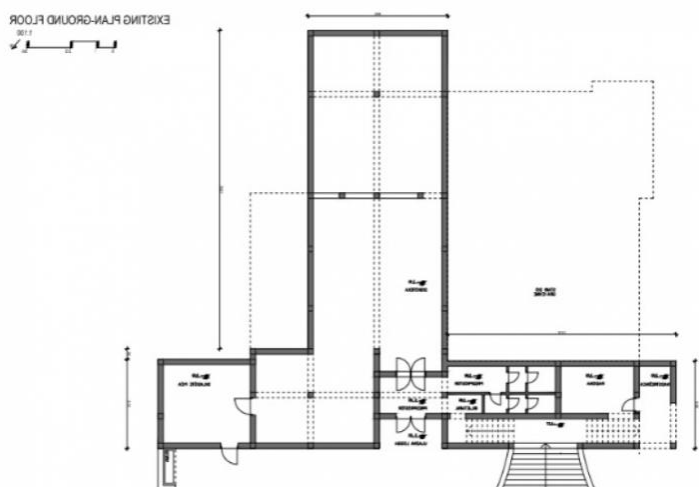
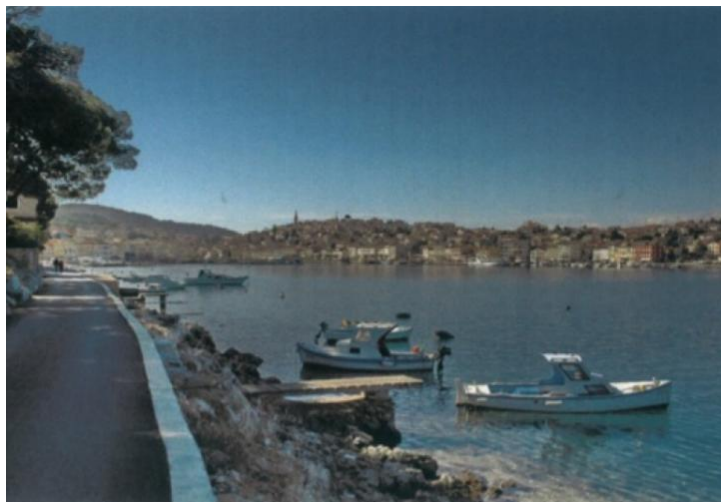
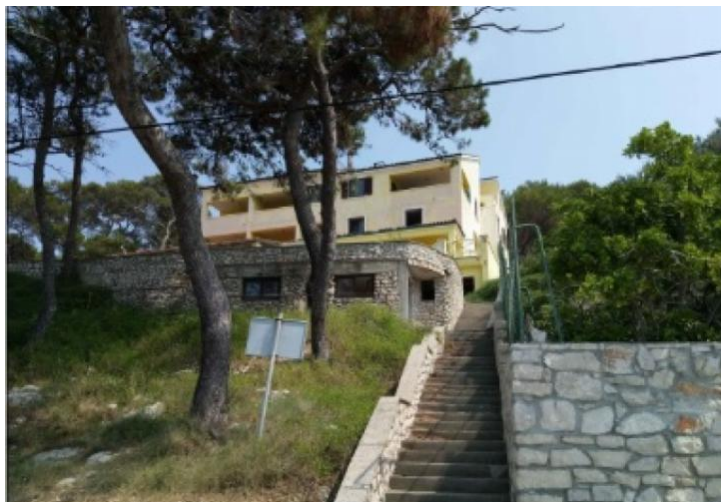
Third floor follows the same distribution principle with additional two apartments, occupying 95 and 128 m2. Penthouse is really special part of the project, actually a true maritime jewel.

One of main ideas was to find a best way to use available space. For that reason ther was introduced an additional floor that accomodates a luxurious 125 square penthouse suite with even bigger private terrace, jacuzzi , small terrace pool and on the top of all that a spectacular view.

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.

Hotel

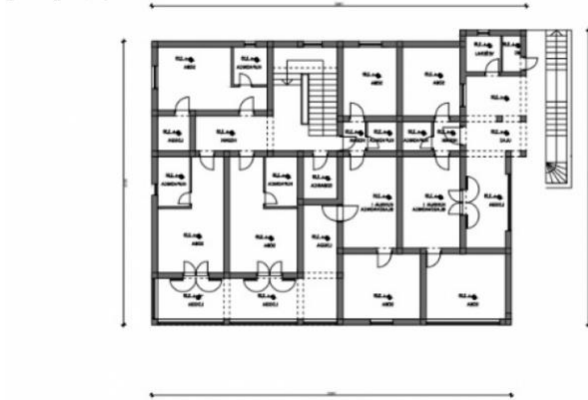
Mali Losinj, Other islands



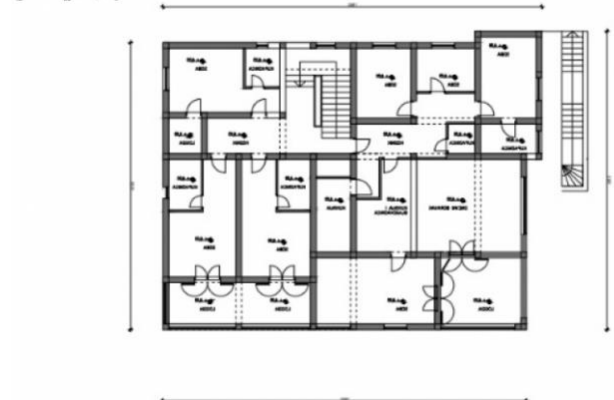
Hotel

Mali Losinj, Other islands

EXISTING PLAN-SECOND FLOOR
1:100



EXISTING PLAN-THIRD FLOOR
1:100



3D VISUALIZATION



3D VISUALIZATION



3D VISUALIZATION



3D VISUALIZATION



Hotel

Mali Losinj, Other islands



Hotel

Mali Losinj, Other islands



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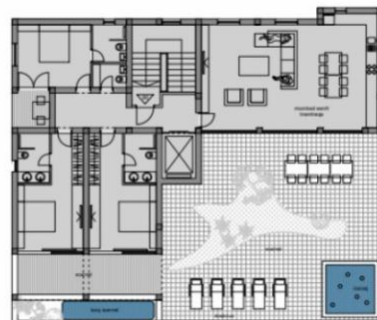
Mali Losinj, Other islands



PENTHOUSE
1:100



penthouse apartment 08
131.00m²
131.00m²



HOTEL NUMBERS
101-107
108-114
115-121
122-128
129-135
136-142
143-149
150-156
157-163
164-170
171-177
178-184
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703-709
710-716
717-723
724-730
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THIRD F
1:100

100m
100m



SECOND FLOOR
1:100



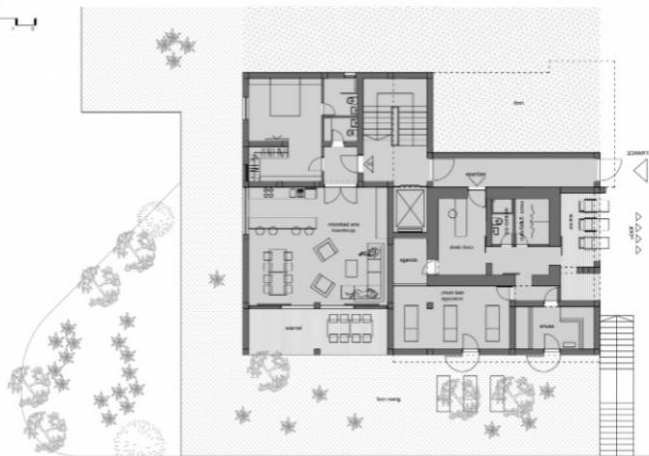
apartment
101.00m²
apartment
101.00m²



FIRST FLOOR
1:100



0.00m
100m
100m



GROUND FLOOR
1:100

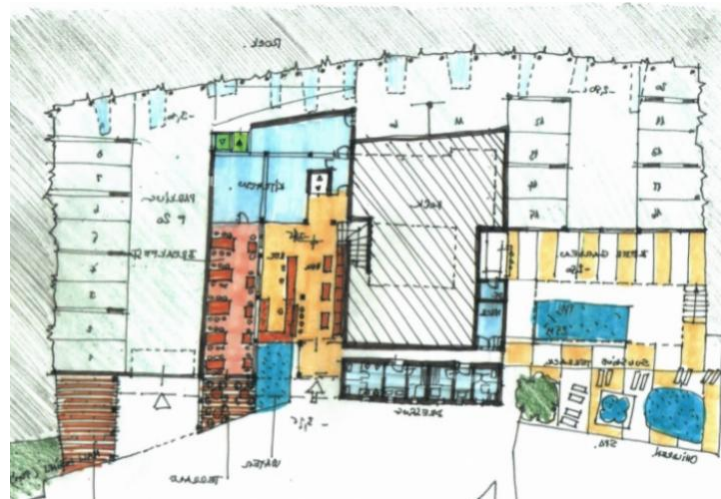
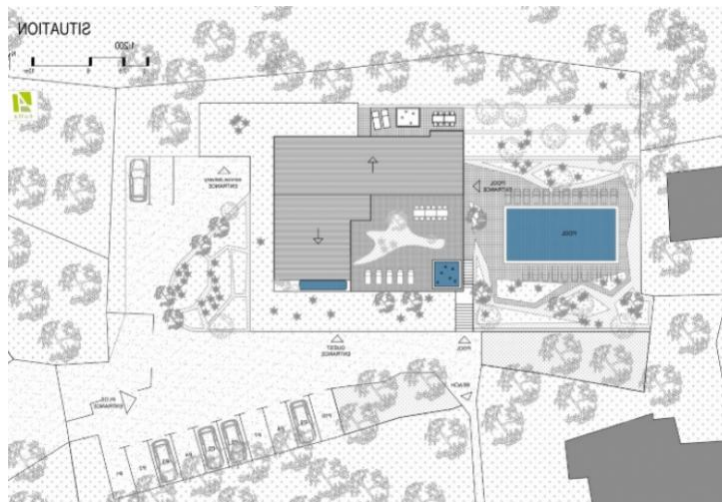


apartment
101.00m²
apartment
101.00m²



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