

Mini-hotel

Lumbarda, Southern Dalmatia



Ref	RE-LB10850
Type	Mini-hotel
Region	Southern Dalmatia › Island Korcula
Location	Lumbarda
Front line	Yes
Sea view	Yes
Distance to sea	30 m
Floorspace	1090 sqm
Plot size	1500 sqm
No. of bedrooms	21
No. of bathrooms	16
Price	€ 1 980 000

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Seafront hotel on Korcula with remarkable sea views!

Hotel consists of three buildings of total surface 1090 sq.m. and land plot of 1500 s.q.m..

PRICE,total: 1 980 000 €

Price of Part 1 – 484,99 m2: 1 050 000 €

Price of Part 2 – 177.2 m2: 400 000 €

Price of Part 3 – 396.7 m2: 600 000 €

In total the property offers 11 apartments with 1 or 2 bedrooms (7 apartments with one bedroom and 4 apartments with two bedrooms).

There are also 2 separate rooms (rather for personnel) and 1 large apartment with 4 bedrooms, 2 bathrooms with WC, kitchen with dining room, living room and a balcony.

There are 12 accommodation units in total with 21 bedrooms and 16 bathrooms.

All apartments are fully furnished and equipped with amazing sea and Pelješac views.

There is also an additional wing of 107 m2 that was once used as a restaurant with all ancillary rooms (kitchen, storage, food preparation area) and large terrace that also offers stunning sea and town view. In front of this additional wing you will find a terrace with billiard table, garden chess and a barbecue.

The house is surrounded with greenery and landscaped gardens filled with flowers.

There is a water air conditioning system in all units that is super efficient and completely noiseless, solar system of heating.

Another advantage is a spacious land which can be used for swimming pool, 17 parking places.

However, we would recommend complete reconstruction of the property to re-modell it, redo the design, to make a new architect concept and turn into lovely 4 star boutique tourist facility.

At the moment it needs upgrade.

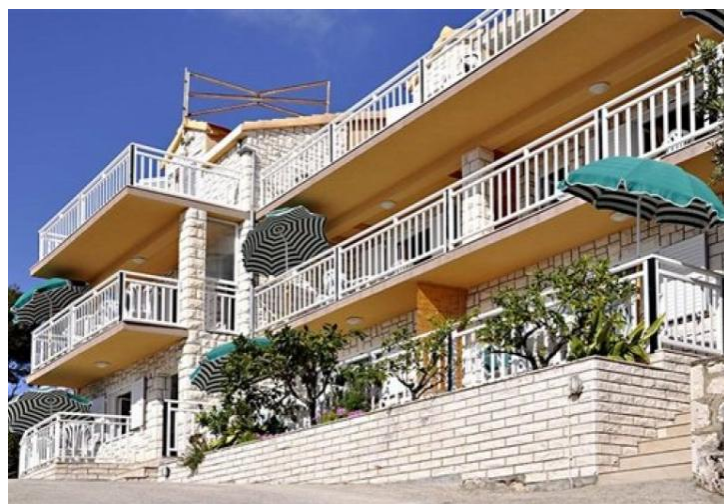
Distance from centre of Lumbarda town centre is cca.900 meters or a 10 minutes walk, and the city of Korcula is 6 km away.

It is worth to mention that new bridge to Pelješac will be completed in 2021 which will re-integrate this part of peninsula and Korcula island with the mainland. This prospect makes any property on Pelješac and Korcula a great investment.

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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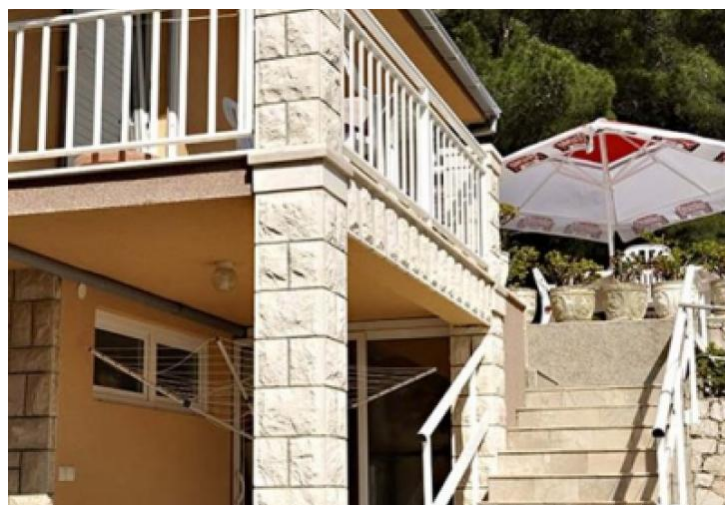
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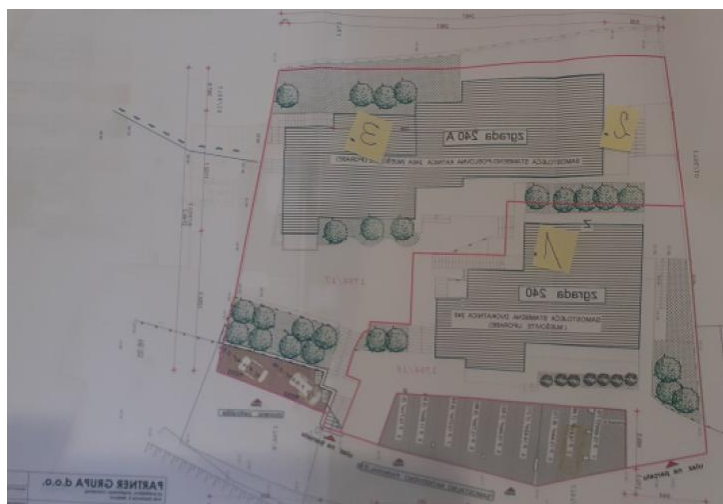
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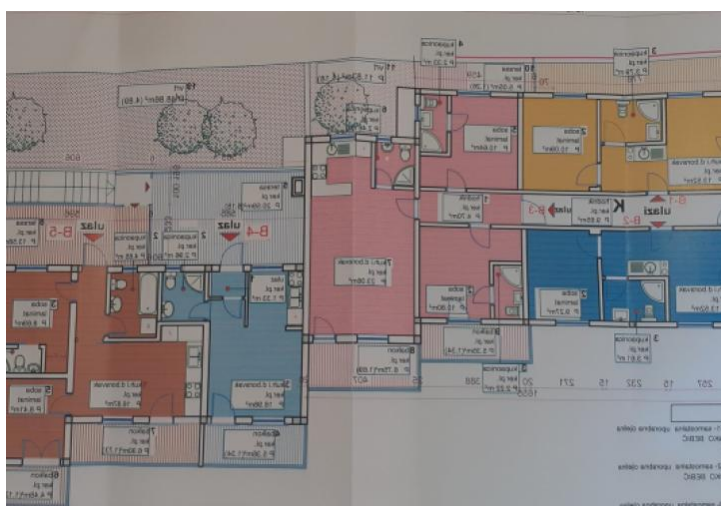
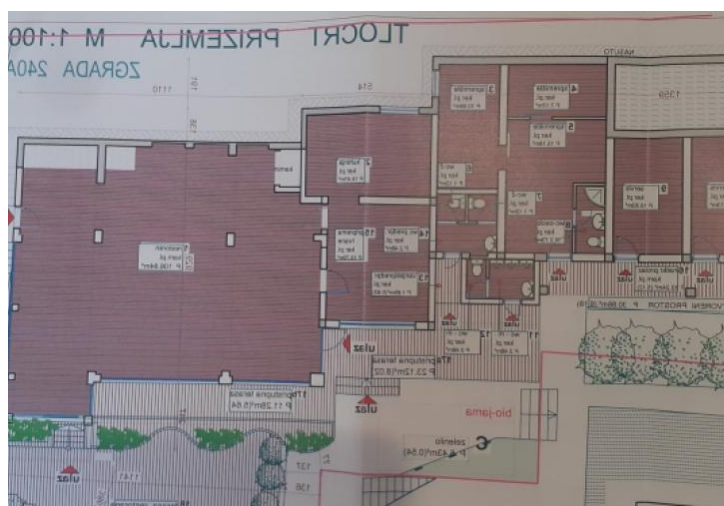
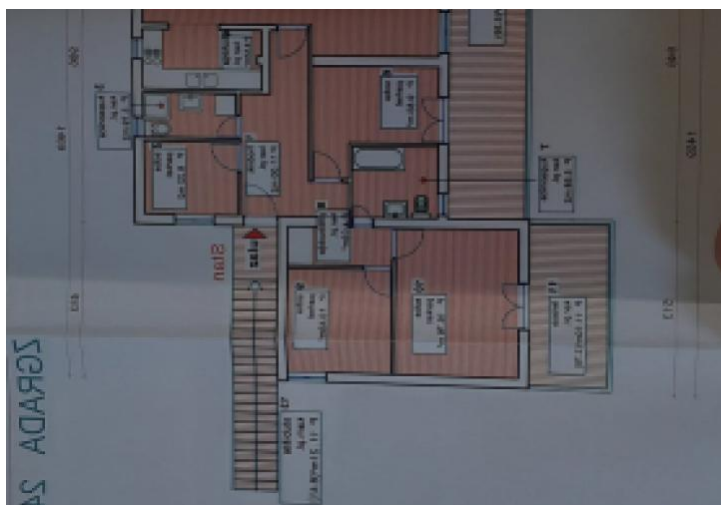
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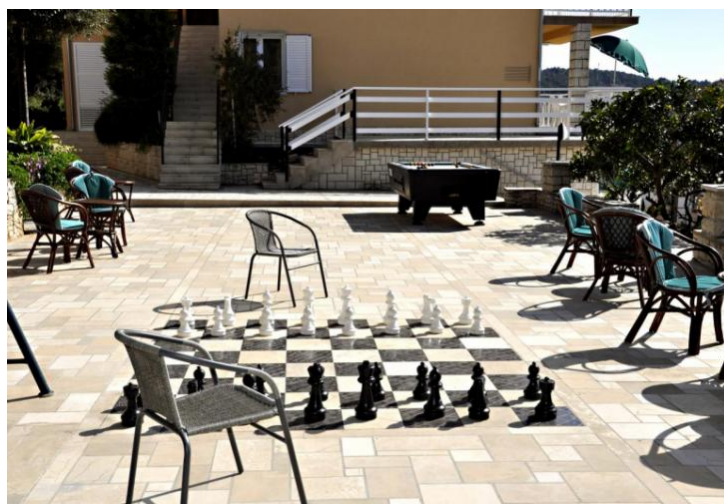
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