

# Hotel

## Labin, Istria



<b>Ref</b>	RE-U-37385
<b>Type</b>	Hotel
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Labin
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	3000 sqm
<b>Plot size</b>	18772 sqm
<b>No. of bedrooms</b>	50
<b>Price</b>	€ 2 800 000

The country housing complex with fortification elements that was built on land Labin noble families Franković - Vlačić (1654).

In a large rectangular space surrounded by high stone wall there is a park with an alley leading to the entrance of the baroque palaces.

The courtyard partly preserved original stone paving, and the castle and other ancillary buildings underwent certain alterations.

In the 20th century in the northern part of the park the building of today's restaurant was built.

The estate is located near Labin-Rabac, the most important tourist destination in eastern Istria.

Pula Airport is 40 km away, while the planned connection to the highway is only 600 m away.

The existing restaurant is in function as well as the tavern in the baroque palace.

The rest of the palace requires reconstruction according to the already prepared Preliminary design.

According to the project, the planned accommodation capacity is 86 beds or about 28 apartments. And with construction

in the area on the west side, a capacity of more than 50 rooms can be achieved.

On the ground floor of the baroque palace there is a possibility to make a heated pool or a congress hall.

In the south wing it is planned to accommodate a wellness spa center with associated facilities.

In the immediate vicinity of the station, the golf project is being developed with 18 holes in a zone of approximately 100 ha.

No far from the place the International Mediterranean Sculpture Symposium takes place every year during August and September.

The estate with its location, facilities and uniqueness, offers an investor with a vision opportunity for the realization of a high quality tourist resort!

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.

Price per m<sup>2</sup>:  
933 €

Average price/m<sup>2</sup> of this type  
in this region:  
1106 €

Median price/m<sup>2</sup> of this type  
in this region:  
0 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2021 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1567 €



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