

# Hotel

## Rovinj, Istria



<b>Ref</b>	RE-U-12635
<b>Type</b>	Hotel
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	625 sqm
<b>Plot size</b>	508 sqm
<b>No. of bedrooms</b>	14
<b>No. of bathrooms</b>	14
<b>Price</b>	Price upon request

Apart hotel with a view of the sea and the old town for sale in 5\*\*\*\*\* star destination of Rovinj!  
Rovinj is on TOP of the list for the most popular town/cities in Croatia to be visited!

**You will find the beaches just 3-4 minutes walk from the hotel.**

Total surface is 650m<sup>2</sup> which is divided into three floors. There are 12 residential units in total to be offered to tourists.

The entrance reception hall with a wc is located on the ground floor. In the elevated part of the ground floor there are two apartments, one with two and the other with one bedroom and private terraces. At the back there is a **larger restaurant with its own kitchen**, terrace and garden. The laundry room, which is used to make the operation of the hotel much easier, is located in a private area with all the necessary equipment and space.

On the first floor there are 5 bedrooms, each with its own bathroom and terrace. Three rooms have a partial view of the sea and the old town of Rovinj.

On the upper floor there are 5 bedrooms, each with its own bathroom and terrace with panoramic views of the sea, sunset and the old town of Rovinj.

Important notes:

- \* The building is currently under minor renovations in which the owner will upgrade the overall appearance of the building and facilitate access to the building and add 4 parking spaces.
- \* Storage space will be added in the restaurant, which the owner wants to further increase the quality of his service, and the same works will be completed by the beginning of the 2022 season.
- \* All rooms and apartments were renovated at the end of last season 2021-2022
- \* Each room and apartment has its own air conditioning unit, including the apartment, to fit modern requirements

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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Average price/m<sup>2</sup> of this type  
in this region:  
4263 €

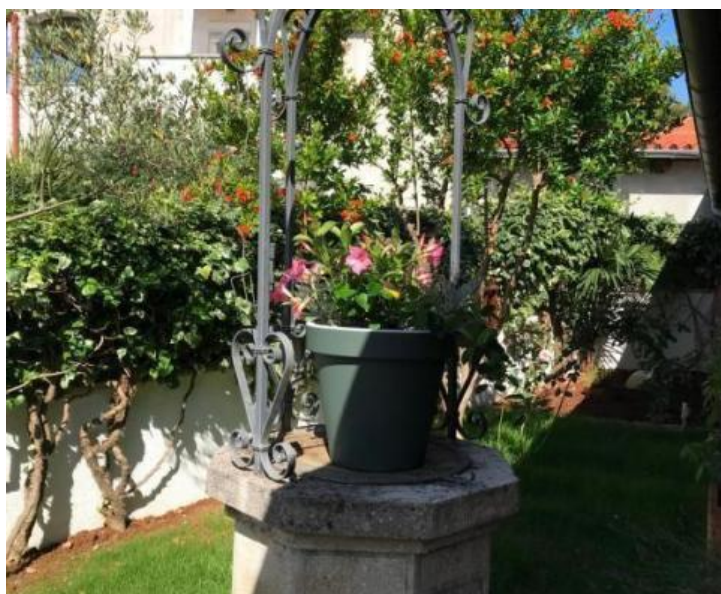
Median price/m<sup>2</sup> of this type  
in this region:  
4483 €

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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info@adrionika.com  
www.adrionika.com



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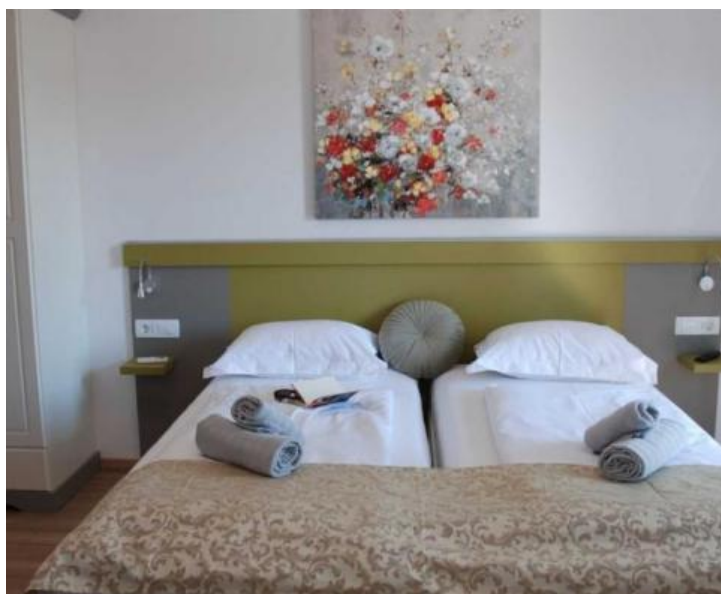
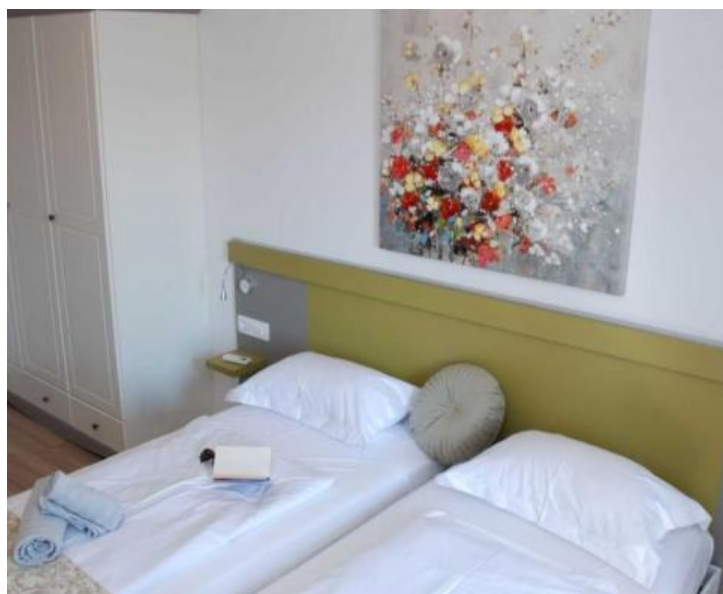
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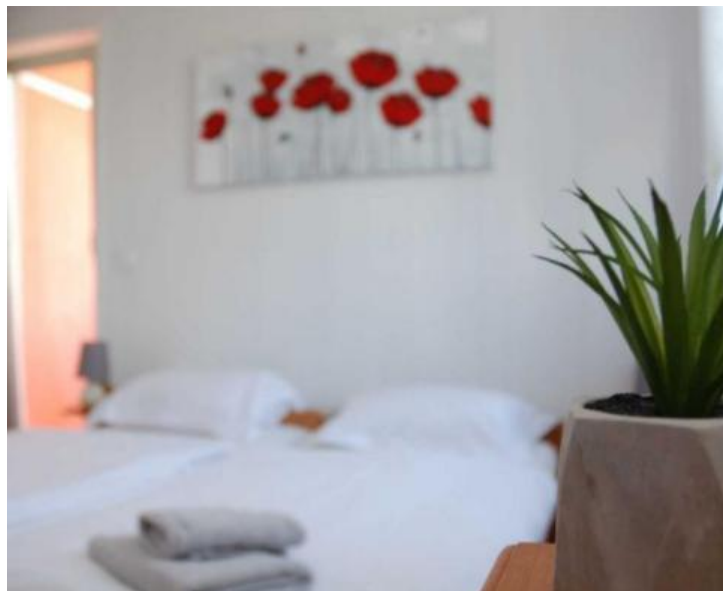
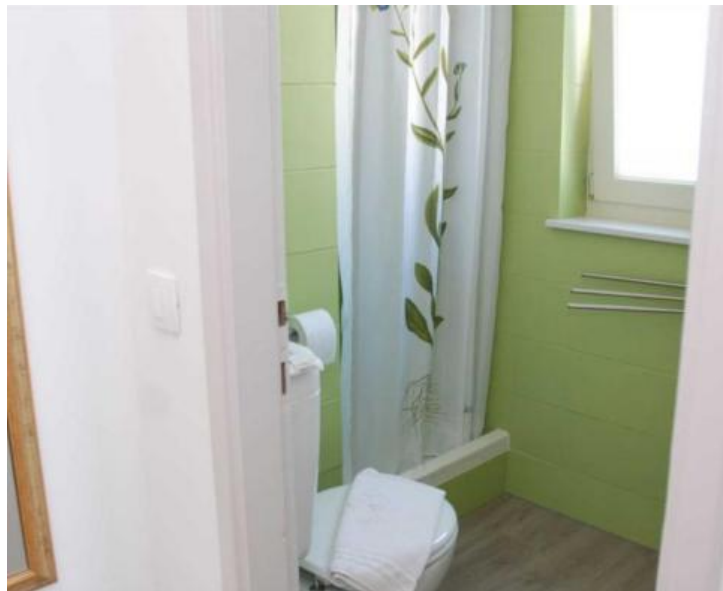
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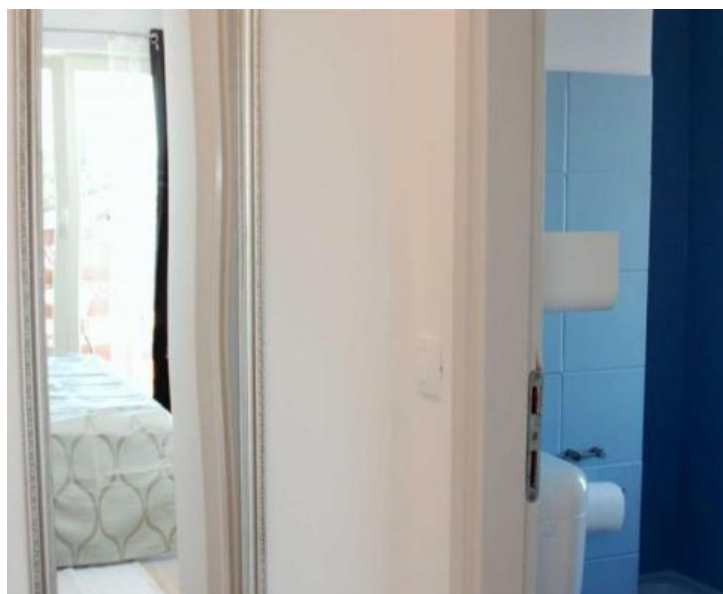
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