

# Mini-hotel

Lokva Rogoznica, Dalmatia



<b>Ref</b>	RE-LB11233
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia › Omis
<b>Location</b>	Lokva Rogoznica
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	190 sqm
<b>Plot size</b>	1300 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 650 000

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## Lokva Rogoznica, Dalmatia



### **Unique offer on the 1st line to the sea on Omis Riviera, Lokva Rogoznica! Three apartments plus garage!**

This is an apart-house with direct sea view and total floorspace of 190 sq.m. on a **large land plot of 1300 sq.m.**

There is a possibility of swimming pool construction on the territory.

On the ground floor there is a one bedroom apartment 37.5 m<sup>2</sup> with a covered terrace of 19 m<sup>2</sup>.

On the 1st floor: two bedroom apartment 60m<sup>2</sup>, consisting of living room, two bedrooms, kitchen with dining room, two bathrooms, pantry and a large covered terrace of approximately 57m<sup>2</sup>.

On the 2nd floor: three bedroom apartment 60m<sup>2</sup>, consisting of 3 bedrooms, living room with kitchen, 3 bathrooms and a covered terrace of 30m<sup>2</sup> + storage 15 m<sup>2</sup>.

The garage has an area of 49m<sup>2</sup> and is legalized as an additional apartment.

There is uncovered terrace with BBQ zone and outdoor dining which has an area of 27m<sup>2</sup>.

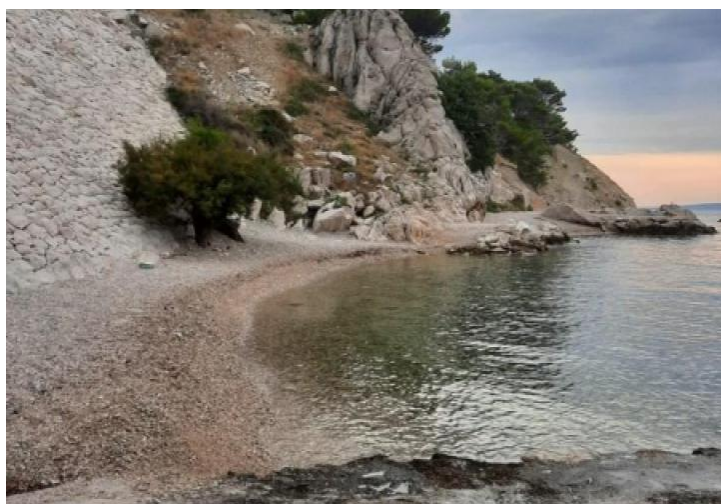
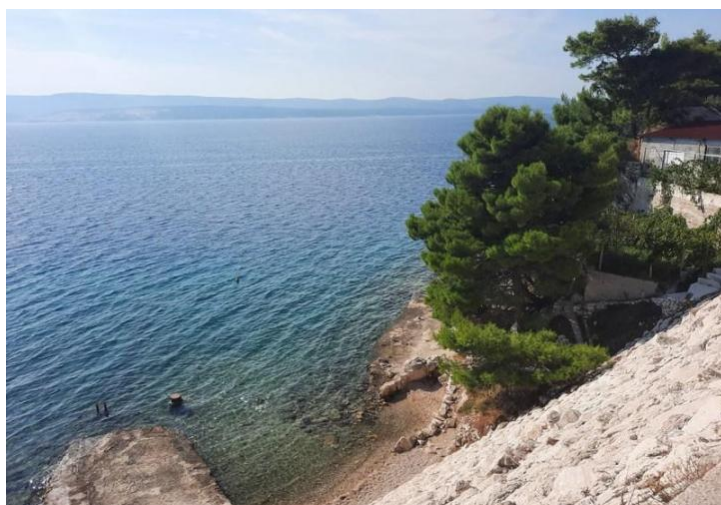
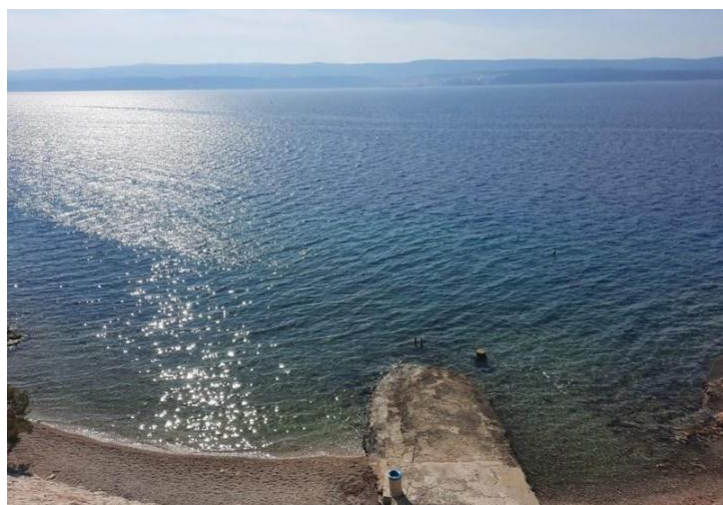
There is a road between the house and the beach.

If needed, the house can be converted into a private house.

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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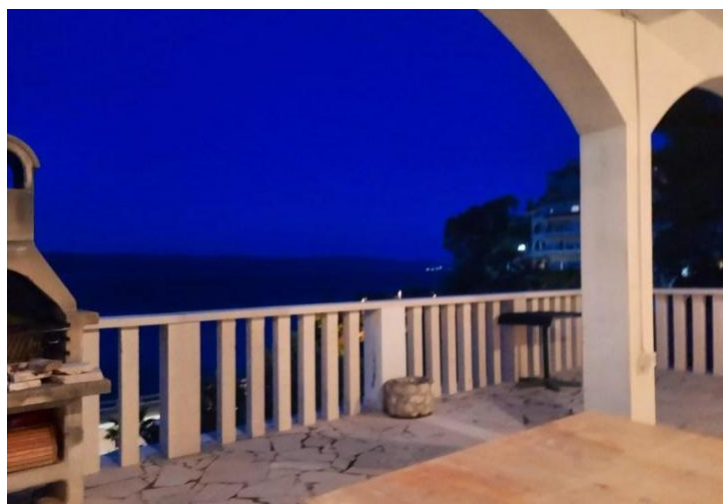
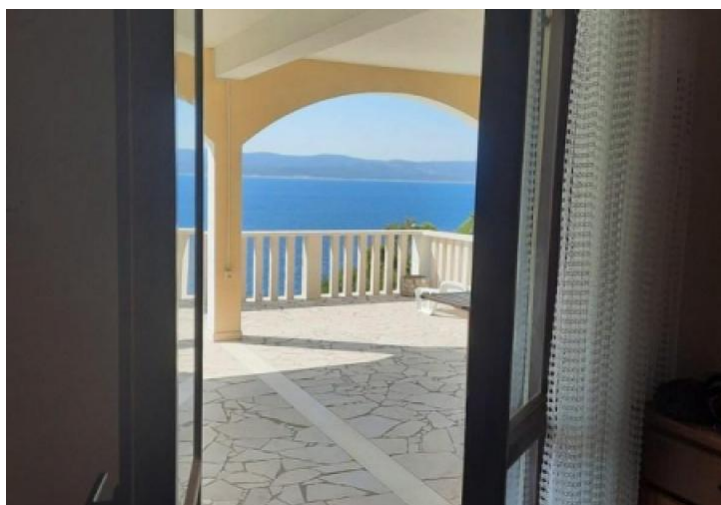
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