

# Mini-hotel

## Mali Lošinj, Other islands



<b>Ref</b>	RE-U-15764
<b>Type</b>	Mini-hotel
<b>Region</b>	Other islands
<b>Location</b>	Mali Lošinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	301 sqm
<b>Plot size</b>	261 sqm
<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 550 000

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Unique property on Mali Lošinj!

Renovated old villa with 6 apartments just 100 meters from the sea!

This autochthonous coastal house is located near the sea, only a 5-minute walk to the beach and 100 meters from the city promenade.

Property of 300 sq.m. was built in 1854 for the then mayor and is still adorned with the original thick stone walls. It was completely adapted in 2004.

Now it consists of six separate apartments that are categorized with 3 stars, and each apartment offers a view of the sea and the Lošinj wave. On the ground floor there is a multi-purpose space - a tavern and a wine cellar. There is a possibility to get another apartment on the ground floor, with additional adaptation, so that the villa could be shared with a total of 7 apartments (6+1).

On the green land plot of 260 m<sup>2</sup> there is a fenced garden with a barbecue and a small playground, as well as an outdoor shower and lemon trees.

Free public parking is 100 meters from the building. The good location of the facility offers an easy tour of bars and restaurants, the proximity of the ferry pier, and all other facilities necessary for a pleasant stay. This property represents an excellent opportunity for investment, as it has a well-established multi-year tourist activity, and a registered company only for this activity.

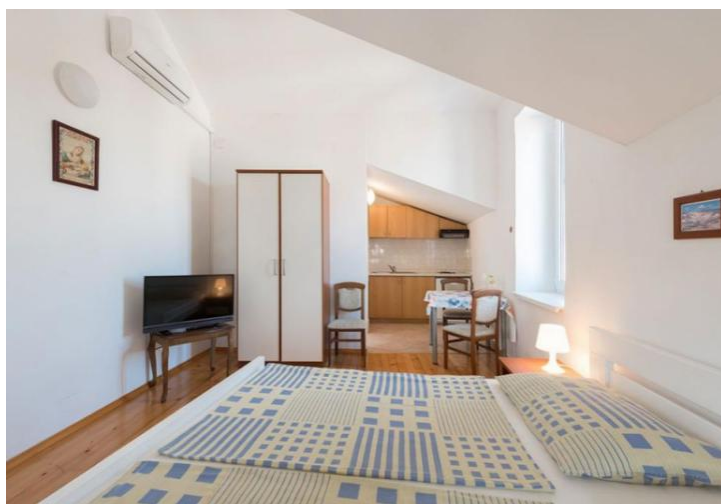
NOTE: It is also possible to buy through a company (to purchase 100% company shares), which means that the Buyer will not pay real estate sales tax.

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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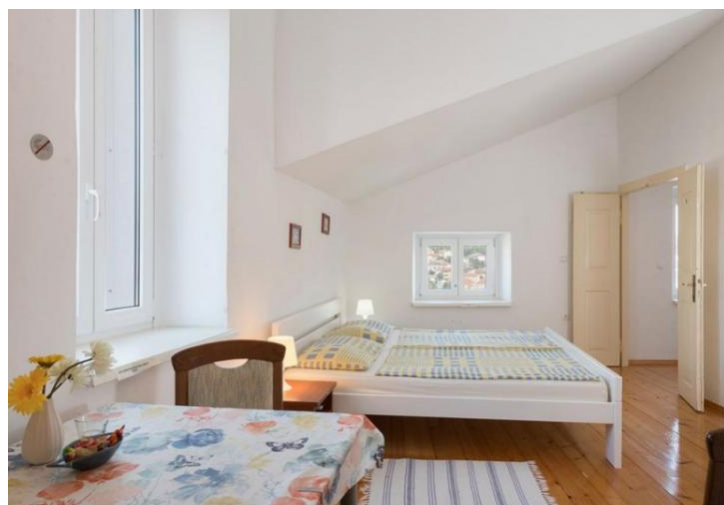


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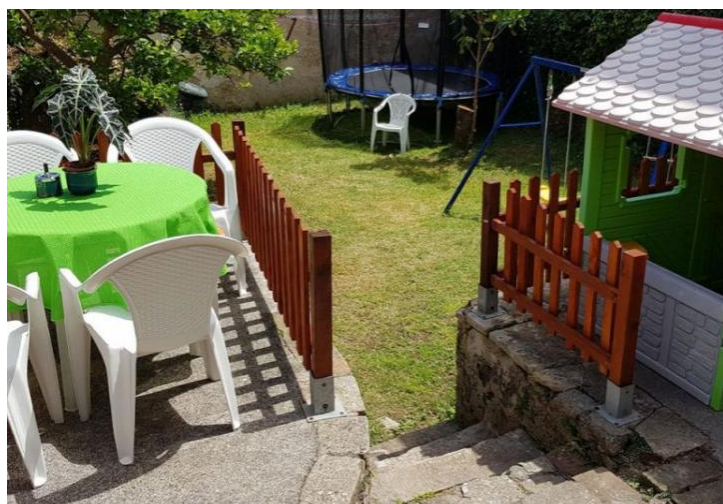


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