

# Hotel

## Rabac, Istria



<b>Ref</b>	RE-U-19608
<b>Type</b>	Hotel
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Rabac
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	550 sqm
<b>Plot size</b>	24000 sqm
<b>No. of bedrooms</b>	10
<b>No. of bathrooms</b>	12
<b>Price</b>	Price upon request

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A spacious idyllic estate in Rabac outskirts, 4 km from the sea, converted into rustic hotel!

It is a very Tuscan-style villa of 550 sq.m. with a grand territory of 24000 sqm., perfect for agrotourism.

The property is located on a hill overlooking the picturesque Old Town of Labin.

On the expanses of meadows, pastures and forests in one unit, there are 6 stone houses and a swimming pool.

The most spacious, renovated house in typical Istrian style used as a hotel has an area of 550.15 m<sup>2</sup> and extends over three floors.

The ground floor consists of a restaurant with a bar and kitchen and a spacious covered terrace. The restaurant has a capacity of 40 indoor and 60 outdoor seats.

There are 10 bedrooms with private bathrooms on the first and second floors. The 18 m<sup>2</sup> and 26 m<sup>2</sup> rooms are decorated in a rustic style and equipped with wooden furniture.

Each room has central heating, satellite TV, internet and telephone.

The property also contains 5 dilapidated houses with project documentation and permission for expansion.

This spacious property offers numerous benefits as an investment, as well as an ideal opportunity for a comfortable family life.

Great investment potential to become something like Stancija Meneghetti or even better.

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.

### **Property advantages:**

Swimming pool

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Average price/m<sup>2</sup> of this type  
in this region:  
1.255 €

Median price/m<sup>2</sup> of this type  
in this region:  
933 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
38.323 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.064 €

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