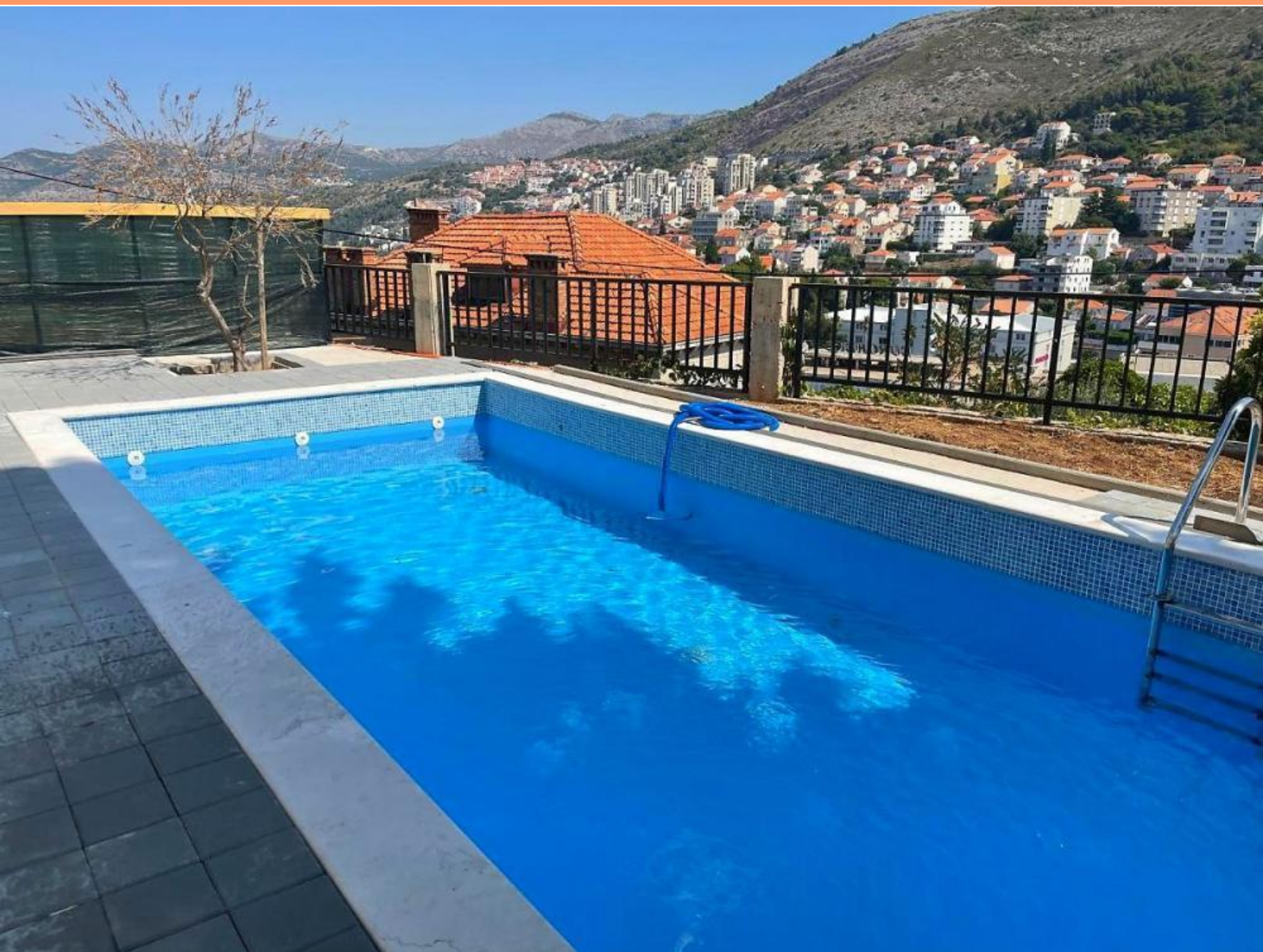


Mini-hotel

Dubrovnik, Southern Dalmatia



Ref	RE-LB-IRO1750
Type	Mini-hotel
Region	Southern Dalmatia › Dubrovnik
Location	Dubrovnik
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	250 sqm
No. of bedrooms	5

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info@adrionika.com
www.adrionika.com

Mini-hotel

Dubrovnik, Southern Dalmatia



No. of bathrooms

6

Price

€ 960 000

Mini-hotel

Dubrovnik, Southern Dalmatia



Guest house with swimming pool and sea views in Dubrovnik, 300 meters from the sea only.

A fully furnished apartment house gracing an extraordinary location just 300 meters from the sea in the enchanting city of Dubrovnik.

This 250-square-meter residence is spread across a ground floor, a first floor, and an elevated cascading attic.

On the ground floor, there are three studio apartments. The first floor features an apartment with a net area of 75 square meters, equipped with underfloor heating. This apartment comprises a kitchen, dining room, living room with a covered terrace, two bedrooms, a hallway, bathroom, and toilet.

The high attic is divided into two apartments, each measuring 40 square meters, consisting of a kitchen, living room, one bedroom, and a bathroom.

The house is complemented by a covered, glazed summer kitchen, granting access to a meticulously maintained garden and an expansive terrace housing a swimming pool that provides a panoramic view of the sea and the Gruž port. With two entrances, the property has the potential to be transformed into two separate residential units.

While parking is not available on-site, there is an opportunity to acquire a garage separately.

This splendid residence not only offers a tranquil living environment in one of Europe's most beautiful cities but also represents a secure investment in an already established tourism business.

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.

Mini-hotel

Dubrovnik, Southern Dalmatia



Price per m²:
3840 €

Average price/m² of this type
in this region:
3913 €

Median price/m² of this type
in this region:
3840 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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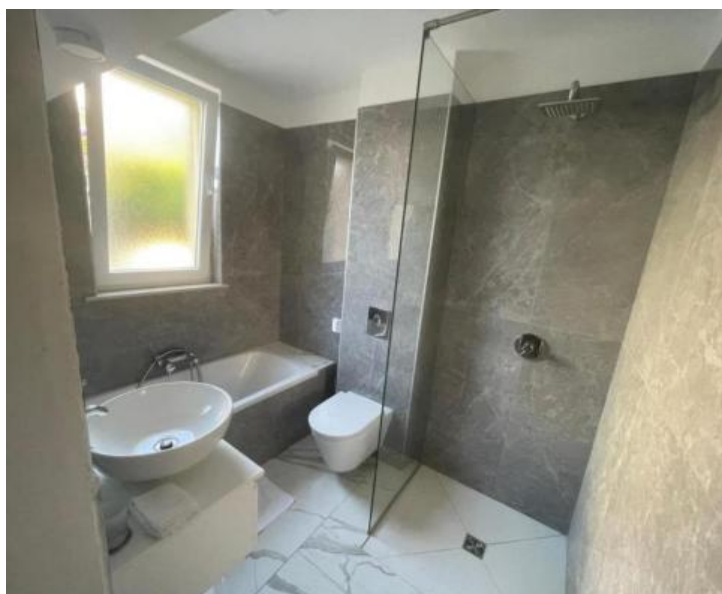
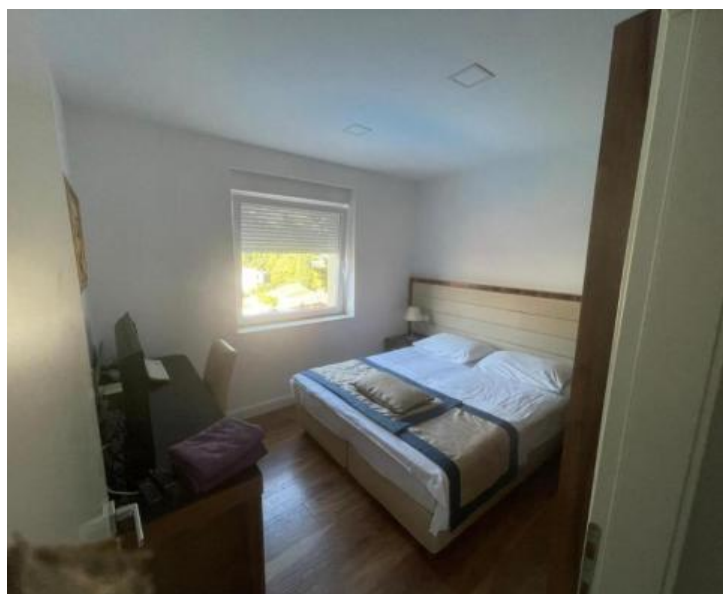
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