

Hotel

Pula, Istria



Ref	RE-U-36071
Type	Hotel
Region	Istria > Pula
Location	Pula
Front line	No
Sea view	Yes
Distance to sea	80 m
Floorspace	1800 sqm
Plot size	2800 sqm
No. of bedrooms	24
No. of bathrooms	24
Price	Price upon request

One of the best family hotels in Istria is for sale within a beautiful oasis!

Ideally located in a peaceful domain 80 meters from the sea on a spacious territory with a large swimming pool!

Wonderful recognized restaurant, excellent place for wedding celebrations.

Sea view from the terraces and hotel rooms.

Official category - 3 stars.

Total capacity of the hotel- 60 people.

Total capacity of the restaurant - 80 people.

Conference hall capacity - 60 places.

Parking lot for 50 cars.

Total capacity - 24 rooms of which 18 are single and double rooms and 6 are family suites.

Single rooms are of 15 m².

Double rooms are of 20 m².

Family rooms are of 30 m².

Hotel is open since 1997. It is functional all the year round. Has a stable clientele.

Wonderful place for corporate, family events, conferences, seminars, etc.

Some touristic overview for the start of 2024

Tourism is rising in Croatia every year. We monitor statistics regularly.

In the first quarter of 2024, there were 1.1 million tourist arrivals in Croatia and 2.6 million tourist nights realised in commercial accommodation structures, which was 16.7% more arrivals and 17.2% more nights compared to the same period of 2023. Domestic tourists of Croatian origin realised 422 thousand arrivals and 885 thousand nights in the first quarter of 2024, which was an increase of 6.9% in tourist arrivals and of 8.6% in tourist nights.

In the same period, foreign tourists from other countries realised 658 thousand arrivals and 1.7 million nights, which was 24.0% more arrivals and 22.1% more nights compared to the same period of 2023.

Tourists from Germany realised the most foreign nights (267 thousand nights, which accounted for 15.4% of the total realised foreign tourist nights). They were followed by tourists from Slovenia (15.3%), Austria (13.8%), Italy (6.9%) and Bosnia and Herzegovina (5.0%). All aforementioned countries realised an increase in tourist nights in the first quarter of 2024 compared to the same period of 2023.

The highest number of tourist nights in March 2024 was realised in the Region of Istria, as much as 409 thousand nights, which was 30.9% of the total number of tourist nights realised in Croatia. Compared to March 2023, there were 77.0% more tourist nights in the County of Istria. Of the total number of nights realised in the County of Istria, domestic tourists realised 63 thousand nights and foreign tourists 346 thousand nights. The most foreign tourist nights in the County of Istria were realised by tourists from Germany (25.6%), Austria (22.9%), Slovenia (20.7%), Italy (9.4%) and the Czech Republic (3.8%).

The County of Istria was followed by the County of Primorje-Gorski kotar with 236 thousand realised tourist nights and the City of Zagreb with 167 thousand realised tourist nights.

The highest number of tourist nights in April 2024 was realised in the County of Istria again, as much as 766 thousand of them, which was 27.6% of the total number of tourist nights realised in Croatia. Domestic tourists realised 115 thousand nights in April 2024, which was 7.9% less nights than in April 2023. Foreign tourists realised 651 thousand nights in April 2024, which was 27.9% less nights than in April 2023.

The County of Dubrovnik-Neretva followed, with 432 thousand tourist nights, which accounted for 15.6% of the total realised tourist nights in Croatia, as well as the County of Split-Dalmatia, with 424 thousand nights, which accounted for 15.3% of the total realised tourist nights in Croatia. In April 2024, as compared to April 2023, in the County of Dubrovnik-Neretva there was an increase recorded in the number of nights of both domestic and foreign tourists, of 5.2% and 18.9%, respectively. In the County of Split-Dalmatia, in April 2024 compared to April 2023, foreign tourists realised an increase in the number of nights of 2.4%, whereas domestic tourists realised a decrease in the number of nights of 7.3%.

We are waiting for statistics for May 2024 but this data above already shown us some strong tendency.

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
Urbanized

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Average price/m² of this type
in this region:
1.838 €

Median price/m² of this type
in this region:
2.064 €

Average price/m² of this type
in Croatia:
38.323 €

Median price/m² of this type
in Croatia:
2.064 €

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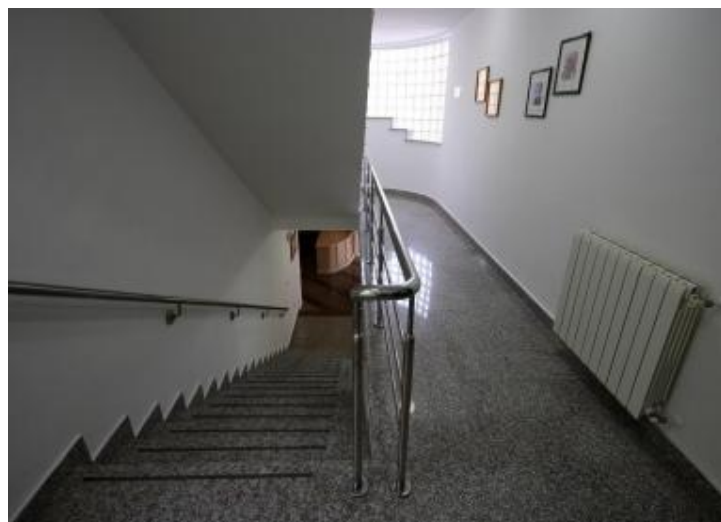
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