

Mini-hotel

Rogoznica, Dalmatia



Ref	RE-LB-IRO1957
Type	Mini-hotel
Region	Dalmatia › Sibenik
Location	Rogoznica
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	277 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 300 000

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Nestled in an exclusive location, this exquisite stone house claims the first row by the sea, merely 100 meters from the heart of super-popular Rogoznica.

This charming stone abode, boasting a total area of 277 square meters, radiates traditional Dalmatian grace, harmonizing refined wooden elements with rustic stone. Meticulously renovated with only top-tier materials, every detail has been scrupulously considered.

The house unfolds across three levels: the ground floor (127 m²), first floor (75 m²), and second floor (75 m²). Each story features terraces that unveil breathtaking vistas of the sea.

Presently, the ground and first floors are dedicated to a thriving culinary venture, housing a fully furnished and equipped restaurant with a seating capacity of approximately 155.

On the second floor, a cozy two-room apartment invites you to savor its comfort, offering a picturesque view of the sea and the charming streets of Rogoznica—an intimate retreat for repose.

This extraordinary property not only presents unparalleled potential for the continuation of the gastronomic enterprise but also provides the opportunity to transform the space into private residential units tailored to your desires and requirements.

This property can be bought together with wonderful 2d row house-
<https://www.adrionika.com/property/house-dalmatia-sibenik-180-sqm-490000-eur>

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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