

# Hotel

Fažana, Istria



<b>Ref</b>	RE-U-29824
<b>Type</b>	Hotel
<b>Region</b>	Istria > Pula
<b>Location</b>	Fažana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m

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<b>Floorspace</b>	648 sqm
<b>No. of bedrooms</b>	19
<b>No. of bathrooms</b>	14
<b>Price</b>	€ 1 690 000

Hotel of 14 accommodation units 350 meters from the sea in super-popular Fažana near Pula!

Situated for easy access to Fažana and the town of Pula, this boutique hotel strikes a perfect balance between refined suburban living and the wealth of amenities available on the Istrian Peninsula.

Comprising 14 meticulously categorized units (including 5 family suites with two separate bedrooms, bathrooms, and balconies), the hotel of 648 sq.m. offers a comfortable retreat.

On the ground floor, guests are welcomed by a cozy reception area and an elegant breakfast room, setting the tone for a delightful stay. Downstairs, a laundry facility, storage area, and staff quarters with a bathroom ensure seamless operations. Notably, there's additional space in the basement ideal for a wellness center, gym, or supplementary apartment.

Additional points:

- The property is sold fully furnished, as depicted in the photos.
- Each unit is equipped with radiators and air conditioners for optimal climate control.
- Crafted with meticulous attention to detail, the property was tailored to meet the owner's discerning standards.
- High-quality facade and roof insulation ensure year-round comfort.

Location details: Nestled in the picturesque fishing village of Fažana, renowned for its tranquil ambiance, this property offers a serene and secure haven for a harmonious vacation. Just 350 meters away, pristine, unspoiled beaches beckon with crystal-clear waters and panoramic vistas of the Istrian islands, inviting families to unwind amidst nature along scenic promenades and cycling paths.

Moreover, a stone's throw from the hotel, guests can explore local shops, esteemed restaurants, and charming cafes. Furthermore, the vibrant city of Pula, the largest urban center on the Istrian peninsula, is a mere 5-minute drive away, while Pula Airport can be reached in just 15 minutes, ensuring convenient connectivity.

### **Some touristic overview for the start of 2024**

Below is some abstract from official Croatian tourist statistics for the start of 2024. It is quite important for those investors who consider investment in Croatian tourism.

We do monitor tourism statistics regularly and can recommend you quite reliable sources for analysis.

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 facilities, which was 16.7% more arrivals and 17.2% more nights compared to the same period of 2023.

Tourism is rising in Croatia steadily.

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 County 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.

Price per m<sup>2</sup>:  
2608 €

Average price/m<sup>2</sup> of this type  
in this region:  
1754 €

Median price/m<sup>2</sup> of this type  
in this region:  
2178 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2087 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1773 €



# Hotel

Fažana, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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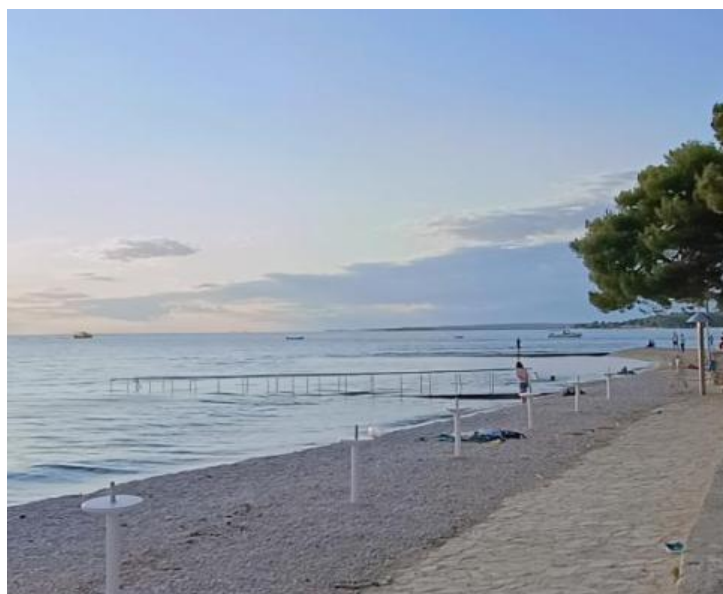
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