

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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info: +386 59 200 071



<b>Code :</b>	04125
<b>Location :</b>	Nin
<b>Building size :</b>	940 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	33
<b>Number of bathrooms :</b>	37
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2018

**Price :** 3.400.000 €

Exclusive Hotel Just 150m from the Sea - Premium Investment Opportunity on the Croatian Coast!

For sale is a unique, ultra-modern hotel built in 2018, located just 150 meters from the sea. This luxurious hotel offers first-class accommodations and is furnished with high-quality materials to provide guests with an unforgettable experience. The property spans 940 m<sup>2</sup> and features 33 elegantly designed rooms, combining style and sophistication.

#### Hotel Features:

33 luxurious rooms: Modern and tastefully furnished.

Swimming pool: Perfect for guest relaxation.

Plot size: 940 m<sup>2</sup> with great potential.

Parking: Space for 28 cars, with additional parking available on a neighboring lot.

4 floors: Option to build an exterior elevator for added guest convenience.

Basement: Potential to develop into a wellness area.

Restaurant with 90 seats: Equipped with an authentic wood-fired pizza oven and grill for fish, meat, and traditional Peka dishes, ensuring a top-tier dining experience.

Underfloor heating: Throughout the entire hotel, including the restaurant.

#### Investment Potential:

This hotel not only offers exclusive accommodations but also expansion opportunities such as developing a wellness area and adding an exterior elevator, enhancing the guest experience even further. The prime seaside location and high-end features make this hotel an exceptional investment opportunity on the Croatian coast.

#### Price:

Asking price: €3.4 million + 3.75% agency commission (including

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VAT).

Viewings and Additional Information:

Viewings are available at any time following the signing of a brokerage agreement. We provide full support throughout the purchase process in both German and Croatian.

Take advantage of this unique opportunity and invest in a premium property on the Croatian coast!

Visit our website for more exclusive property listings:  
[istria-adria.com](http://istria-adria.com)

Contact us for personalized advice!