ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071



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

Contact us for personalized advice!