

## Orebić / Mali pansion, Orebić, Commercial property



### Seller Info

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About us: Agencija OPATIJA

NEKRETNINE licencirana je agencija za promet nekretnina koja posluje u sklopu grupe OPATIJA NEKRETNINE, koju čine dvije licencirane agencije za promet nekretnina, i to:

OPATIJA NEKRETNINE  
j.d.o.o. OPATIJA  
poslovnica Opatija nekretnine  
M.Tita 88/1  
poslovnica Opatija nekretnine  
M.Tita 75  
RIJEKA NEKRETNINE  
j.d.o.o. RIJEKA  
poslovnica Rijeka nekretnine  
Adamićeva 24/2.kat

Sukladno zakonskim uvjetima licencirane agencije posluju te mljem rješenja nadležnog Ministarstva gospodarstva te upisa u registru posrednika u prometu nekretnina pri HGK, te su osigurane od rizika pri

osiguravajućem društvu  
JADRANSKO OSIGURANJE  
d.d.

Članice grupe OPATIJA  
NEKRETNINE su potpisnice  
kodeksa etike u poslovanju  
posrednika u prometu  
nekretnina pri HGK.

Želja nam je postati jedna od  
vodećih grupacija na području  
poslovanja nekretninama na  
području cijele RH. Svoje  
usluge trudimo se pružati po  
najvišim standardima u  
posredovanju prometom  
nekretnina te posebnu pažnju  
poklanjamo svakom klijentu  
bez obzira na obim potrebne  
usluge.

U sklopu agencije posluju  
osobe s položenim stručnim  
ispitom za agenta posredovanja  
u prometu nekretnina pri  
Hrvatskoj Gospodarskoj  
komori.

Naša usluga obuhvaća :

razgledavanje i prezentaciju  
nekretnina,

prikupljanje i provjeru sve  
potrebne dokumentacije za  
sklapanje pravnog posla,

upis vlasništva u zemljišnim  
knjigama,

pravno savjetovanje u svezi  
kupoprodaje nekretnine od  
strane naše pravne službe.

Poslovanje agencija koje djeluju u sklopu grupe OPATIJA NEKRETNINE usklađeno je sa novim Zakonom o posredovanju u prometu nekretnina Republike Hrvatske te posjedujemo licencu za rad.

Reg No.: 56/2015

## Listing details

### Common

Title: Orebić / Mali pansion  
Property for: Sale  
Property area: 178 m<sup>2</sup>  
Number of Floors: 4  
Floor: 1  
Bedrooms: 10  
Bathrooms: 10  
Price: 680,000.00 €  
Updated: Nov 01, 2023

### Condition

Built: 1989

### Location

Country: Croatia  
State/Region/Province: Dubrovačko-neretvanska županija  
City: Orebić  
City area: Orebić  
ZIP code: 20250

### Permits

Building permit: yes  
Ownership certificate: yes

### Additional information

Energy efficiency: In preparation



## Parking

Garage:	yes
Number of parking spaces:	5

## Description

Description: The house is situated in Southern Dalmacia, in the south-western corner of the Peljesac peninsula, in the city of Orebic about 100 km far from Dubrovnik neighbouring the famous Korcula island. This area is rightfully famous for its sights and historical monuments. Moreover, it's also a renowned wine-growing region. Its flagship wine, the Dignac is considered to be one of the 10 best wines in the world. The house is located 120 m far from the sandy seashore of the Peljeski Riviera surrounded by rocky cliffs. There is a public beach right in front of the house popular with families with children. The 25-year-old motel is an earthquake-proof, convenient and aesthetic building. (The house was planned, designed and built/constructed thoroughly from every aspect, such as the foundations, walls, concreting, electricity etc. – The whole plan and construction documentation is available). The guests are welcomed by a huge palm tree, leanders and some more exotic plants in the 520 m<sup>2</sup> land which is surrounded by a fence. There is also a parking lot behind the house offering spots for 5 cars. The parking lot is surrounded by a small kiwi and vineyard trellis. You can also find a yard behind the house which is full of fruit (orange, lemon, clementine, fig) trees. A playground was also built in the yard which is a great place for children to play and have some fun. The house has 4 floors accommodating 10 rooms altogether. Each room has an "own" bathroom (Room 2 and 3 and room 7 and 8 has a shared bathroom) equipped with a bathtub, sink and toilet. All the rooms are furnished with bedside tables, beds and wardrobes. All the rooms have a balcony and overlook the sea (room 2 and 3 and room 7 and 8 shares one balcony). All the rooms have a fan, an air conditioner and fridge. Furthermore, there is a suite in the house where a living room, a wardrobe and 2 bedrooms offer comfort for the guests. The suite is furnished with a settee, beds and Swiss wooden pieces of furniture and has an own bathroom. On the 2 sides you can find a 60m<sup>2</sup> terrace covered with limestone. In the basement there is a nearly 100m<sup>2</sup> equipped and furnished dining room (2 dishwashers, 3 ovens, 2 microwave ovens, iron, billiard table etc. The basement may also serve as a lounge and a meeting spot. The stairwell and the terrace are covered with limestone; wooden mosaics are laid on the floors in the rooms. Hot water is supplied by solar power supplies. The house has a garage with shelves. There is no building in front of the house providing an undisturbed view to the sea. ID CODE: 450-H047

## Additional contact info

Reference Number:	433317
Agency ref id:	450-H047