

## Boutique hotel u tradicionalnom Istarskom stilu, Ližnjan, Commercial property



### Seller Info

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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Boutique hotel u tradicionalnom Istarskom stilu
Property for:	Sale
Property area:	5900 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	20
Bathrooms:	14
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2011
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Ližnjan
City area:	Ližnjan
ZIP code:	52204



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Covered parking space:	yes
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### Description

Description:	Ližnjan is a place in the southeastern part of the Istrian peninsula, and in one of its settlements there is this beautiful boutique hotel in a traditional style. The building consists of a ground floor and two above-ground floors, a terrace with a large pool and a spacious garden. In the ground floor there is a catering part of the building, where there is a reception, a bar, a wellness area, a congress hall and many other supporting facilities, while on the first and second floors there are rooms and one apartment. The restaurant functions completely independently and is not connected to hotel guests. It is decorated with a beautifully decorated interior in a traditional style and many awards for service and quality. The capacity is 50 guests, while this
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number increases further in the warmer months when the outdoor terrace is also in operation. The congress hall has an area of 90 m<sup>2</sup> and is fully equipped for its purpose, so that various lectures, meetings or team building events can be organized, considering the possibility of staying the whole day and staying overnight in the hotel. A wellness area of 87 m<sup>2</sup> is planned in the lower part of the hotel, all the preparations for it have been carried out and prepared so that the future owner can install the equipment as desired and add a complete wellness experience to the offer. In addition to the listed more important facilities, the ground floor also has additional rooms, sanitary facilities, a kitchen with all appliances, a boiler room and a number of other smaller rooms. There are 12 rooms with private bathrooms on the floors. The rooms range in size from 25 to 30 m<sup>2</sup> and are of the classic hotel type, with their own air conditioning, TV, safe and other related equipment. On the top floor there is another additional apartment of 50 m<sup>2</sup> consisting of one bedroom, bathroom, kitchen with dining room and living room. The building is decorated with a beautiful garden, which is neat and beautifully decorated with mostly Mediterranean plants. On the front side there is a large swimming pool with an associated part of the children's pool. The big advantage is precisely that the hotel is located on a building plot of 5900m<sup>2</sup>, and taking into account that it is a plot of land for tourist purposes, there is the possibility of building various facilities up to 50 beds, so the future owner can build a series of smaller houses with a swimming pool, bungalows or smaller residential facilities designed as accommodation units and at the same time additionally increase and enrich the overall offer and capacity of guests. The hotel is currently categorized with 4 stars! The location is very attractive considering that it is only 3 km from beautiful and untouched beaches, 8 km from the center of Pula and only 8 km from the airport and the highway exit. The hotel generated enviable results and earnings on an annual basis, and taking into account the fact that it was built in 2011 and that attention was paid to every detail, as well as the fact that it was built at a high level, there is no need for additional investments, and with good and adequate maintenance, they will not be necessary for many more years. **PROPERTY ADVANTAGES: - BOUTIQUE HOTEL WITH 4\* - 12 ROOMS WITH BATHROOMS + ADDITIONAL APARTMENT - A WELL ESTABLISHED AND RENOWNED RESTAURANT WITH MANY RECOGNITIONS - LARGE OUTDOOR POOL WITH THE ADDITION OF A CHILDREN'S POOL - LARGE BUILDING YARD WITH THE POSSIBILITY OF BUILDING ANOTHER 50 BEDS - LARGE PRIVATE PARKING LOT - DISTANCE FROM THE BEACH - 3KM - DISTANCE FROM PULA - 8 KM - DISTANCE FROM AIRPORT AND HIGHWAY - 8 KM** The building is very worthy of attention, and serious investors will definitely find potential in this beautiful property. For any additional questions or arrangements regarding the presentation and tour, please contact: Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) Gabrijela Lovrinović Asistent u posredovanju Mob: 097 7617 229 Email: [gabrijela.lovrinovic@dogma-nekretnine.com](mailto:gabrijela.lovrinovic@dogma-nekretnine.com) ID CODE: IS1507114

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