

## OBITELJSKI EKO RESORT, Umag, Commercial property



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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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:             | OBITELJSKI EKO RESORT |
| Property for:      | Sale                  |
| Office space type: | catering              |
| Property area:     | 1420 m <sup>2</sup>   |
| Number of Floors:  | 3                     |
| Floor:             | 3                     |
| Bedrooms:          | 44                    |
| Price:             | 1.00 €                |
| Updated:           | Apr 15, 2024          |

### Condition

|                  |      |
|------------------|------|
| Built:           | 2016 |
| Last renovation: | 2019 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Umag              |
| City area:             | Umag              |
| ZIP code:              | 52470             |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 7 |
|---------------------------|---|

### Description

**Description:**

Istria County is known as one of the most suitable regions for living, and offers many natural beauties backed by a warm Mediterranean climate and a very cordial domicile population. In the northwest of the Istrian peninsula near the town of Umag in a very attractive and quiet location is located the village of Petrovija, which from year to year improves its facilities and infrastructure, and the demand for it is growing. This beautiful family complex with a diverse living area of 1,475 m<sup>2</sup> is located within the mentioned settlement. The complex currently houses an economically and ecologically high-quality hotel on four floors of 716 m<sup>2</sup>, with 15 double rooms that has a well-established catering business with a restaurant and adequate cuisine that meets the general business conditions for restaurants much larger guests. Each room within the hotel is uniquely equipped with motifs of the cities of Istria, which introduces the guest to the destination in which it is located, and is equipped with high quality facilities and equipment, contains beautiful terraces and balconies to enjoy relaxing moments. Upon entering, the hotel has a modern rustic reception with a bar, a cozy lounge and an information room for guests, which has access to the stunning heated pool on site. The pool is 55 m<sup>2</sup> with heated water, and within the pool there is a beach with deck chairs and a terrace to enjoy the delicacies of local family cuisine, separate sauna, salt room and a beautiful heated jacuzzi. The hotel was newly built several years ago with high quality materials and every year we work systematically to improve the quality and economy of the building in the form of heating has gas installation, high quality air conditioning and solar panels, flat roofs that collect water to maintain mosquito nets, custom-made furniture in all rooms, stone staircase and high quality ceramics in all units. In addition to the well-established family hotel, there is a spacious family house on 3 floors of 654 m<sup>2</sup>, which is currently intended for housing, but is decorated in such a way that future buyers with simple adaptation increase the capacity of rooms and merge with existing hotels. The house has 6 bathrooms, 4 spacious bedrooms, large living room with fireplace and beautiful rustic kitchen. In the basement there is a space intended for accommodation for workers, a boiler room, and other auxiliary rooms that facilitate the storage of things for the maintenance of this family resort. The house is also made of the above materials with the addition of underfloor heating, and has another auxiliary building of 50 m<sup>2</sup>. Within the spacious garden of the mentioned facilities of 7,000 m<sup>2</sup> there is a handful of adequate parking spaces, a covered recreation facility, equipment and a park surrounded by a beautiful green forest ideal for enjoying your vacation with loved ones. These facilities offer the future buyer a very attractive property with a well-established catering business and the possibility of expanding the same or living in a beautiful quiet location with a facility that guarantees a fairly quick return on investment. ID CODE: IS9462

**Additional contact info**

Reference Number: 541055  
Agency ref id: IS9462