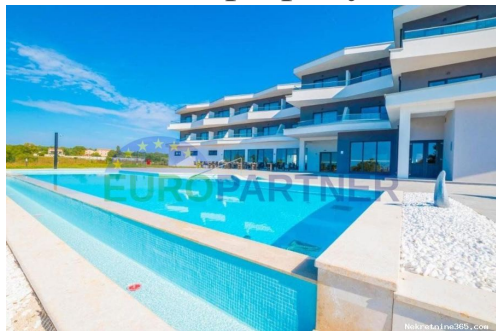


## Prekrasan Boutique Hotel sa 4 zvjezdice u blizini mora, Poreč, Poreč, Commercial property



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree  
move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title: Prekrasan Boutique Hotel sa 4 zvjezdice u blizini mora, Poreč  
Property for: Sale  
Property area: 1912 m<sup>2</sup>  
Price: 5,800,000.00 €  
Updated: Nov 24, 2023

### Condition

Condition: Kept

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč

City area: Poreč  
ZIP code: 52440

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner



## Parking

Number of parking spaces: 30

## Description

Description: We offer for sale this beautiful 4-star Boutique Hotel. The hotel is located in a very beautiful and attractive location not far from Poreč. This Botique Hotel was recently built and does not require additional investment, and as such is a perfect opportunity to invest in the hospitality sector and generate significant income. The hotel has 24 elegantly decorated rooms, each room is specially designed to provide comfort and luxury to guests. The rooms are modernly furnished and each room has a TV with satellite channels, a safe and its own spacious bathroom. Most of the rooms offer a wonderful view of the sea. The corridors are also spacious. Boutique Hotel is superbly equipped and, in addition to beautiful and comfortable rooms, also offers a restaurant designed according to special standards so that guests can enjoy a top gastronomic offer that will attract local and international guests. The hotel's kitchen is made according to high standards, each section has its own separate room for food preparation. Thus, there is a special area for preparing meat, fish, salads and desserts. The hotel also has a private parking lot that provides convenience and comfort to guests who come with their own transport. The hotel offers a fitness and spa center and an outdoor heated pool. The indoor pool offers additional opportunities for various activities throughout the year. The location of the hotel is extremely attractive. Located 12 km from the center of Poreč, the hotel is conveniently positioned for exploring the cultural and historical sights of Poreč, Novigrad and other beautiful Istrian cities. The proximity of Portorož Airport (29 km away) facilitates access for international guests. The price of the hotel includes another plot of land for tourist purposes of 4,721 m<sup>2</sup> with a purchase price of EUR 1,200,000. This property represents a real opportunity to invest in tourism. Considering the location on which the property is located, the hotel can operate throughout the year. Custom ID: D-137 Remark: Viewing the

property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### **Additional contact info**

Reference Number: 547093  
Agency ref id: D-137  
Contact phone: +385 (91) 268-2467