

## ISTRA - Luksuzni botique hotel u starogradskoj jezgri, Labin, Commercial property



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                    |   |
|--------------------|---|
| Title:             | ISTRA - Luksuzni botique hotel u starogradskoj jezgri |
| Property for:      | Sale  |
| Office space type: | service industry                                      |
| Property area:     | 600 m <sup>2</sup>                                    |
| Floor:             | 2   |
| Bedrooms:          | 15  |
| Bathrooms:         | 11  |
| Price:             | 1.00 €  |
| Updated:           | Jun 14, 2024  |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1800 |
| Last renovation: | 2017 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Labin             |
| City area:             | Labin             |
| ZIP code:              | 52220             |

### Permits

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



### Additional information

|                    |                |
|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 5 |
|---------------------------|---|

### Description

## Description:

ISTRIA - Luxury boutique hotel in the old town Istria is said to be the largest green oasis in the northern Adriatic. On the islands and along the entire coast, there are recognizable green maquis and fragrant pine forests. A vacation here really is a vacation. Enjoying intimacy and peace, while at the same time you are offered the opportunity to get involved in the tourist bustle and explore the cities that adorn this part of Croatia. The Istrian peninsula is a magical region adorned with medieval, fairy-tale, romantic towns, untouched nature, crystal clear sea, excellent gastronomic offer and rich historical and cultural heritage. Numerous civilizational cultures have changed in Istria, leaving behind much more than historical stories. In a small area, you will come across prehistoric castles and ancient towns as well as fortified medieval ones, which occupy almost every hill in the interior of Istria, with characteristic streets, a square, a church and a town lodge. One of the most beautiful old towns on the peninsula is picturesque Labin. Labin is located in the central part of the eastern coast of the Istrian peninsula, which unites 17 settlements and is only 3 km from the sea and the tourist-developed Rabac, which has rightly received the flattering name of the Pearl of Kvarner. The old town, surrounded by walls and fortifications, with numerous preserved palaces, cultural sights and sacred buildings rises on a hill 320 meters above the coast of the Kvarner Gulf. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art. In the same town, in the old part, in the very center of the square, there is a lodge dating back to 1550. Lodges have been synonymous with the authenticity of the Istrian place for decades and have served various purposes - from gathering places for local residents, places for various cultural events to places for conducting court cases and the like. In 2017, the lodge and the old building from the 18th century were renovated. As the building itself is located in the old core of the city, the existing exterior design required full compliance with conservation requirements, while a completely refreshed and modern experience was created in the interior. That old beauty is now a luxury boutique hotel that is for sale. This representative building extends through the basement, ground floor and 2 floors. In the basement there is a wine cellar, a private dining room, an office with an exit to the terrace, a wardrobe and storage areas that are connected by stairs to the well-equipped kitchen on the ground floor. On the ground floor of the building there is a reception, 2 toilets and a lounge bar cafe with 3 terraces from which you can enjoy the view of the old square on one side, and the sea and Rabac on the other. The area of the terrace is 120m<sup>2</sup>. Inside it there are 8 rooms of 27m<sup>2</sup>, 17m<sup>2</sup> and 15m<sup>2</sup> with their own bathrooms spread over the ground floor and 2 floors. All rooms have a view of the old town square or the Kvarner Bay. Elements of the old town of Labin, wood, marble and brass are woven into the hotel. The old lamps above the bar and the chairs in the lobby, which have been preserved from the former restaurant that was in this building, catch the eye, while typical Labin motifs, for example, decorated the headboards of the beds. By choosing new, attractive and currently popular colors, specially designed furniture and works of art ordered only for the needs of this space, comfortable and eye-pleasing spaces

were created. It is equipped with air conditioners, smoke alarms, surveillance cameras, a sprinkler system, and each hotel room opens with a card This luxury boutique hotel is the perfect opportunity to start a lucrative tourism business based on excellent reviews and ratings from satisfied guests. This is a dream that has come to life from the past. OPPORTUNITY!!! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 12238

### Additional contact info

Reference Number: 577486

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