



Hotel for sale on the first row to the sea in Istria

Price	€ 4'900'000
Country	Croatia
City	Umag
Category	hotel beachfront
Property ID	RE-814
Building area, m ²	2100
Distance to sea / lake / river, m	5
Construction year	1908

Property Info

- Need of renovation
- Property in operation
- Waterfront
- Sea/lake/river view

Classical style 3*** hotel on the first line to the sea in Basanija area between Umag and Kempinski 5***** hotel! There is a pier in front of the hotel and spacious green area.

Hotel was built in 1908 as a luxury Austro-Hungarian villa, afterwards it was fully renovated in 1998 and started functioning as a hotel. It is currently functioning.

This exceptional tourist property of 5 levels has overall surface of 2100 m2 which is divided between 23 comfortable apartments and penthouse (each accomodating 3-7 people to accomodate 108 people in total). There is also a restaurant for 80 places, bar and two large terraces with wonderful sea view to enjoy the coffee.

All suits have terraces overlooking the sea. Building is surrounded by centennial cypress-trees. It is a peaceful area which offers much privacy. There is a pier in front of the building. Playground for children is also available.

Additional benefits of hotel:

- elevator
- central heating
- Internet access, WIFI
- SAT TV
- safes
- sundecks
- spacious parking
- installed kitchens in the apartments

Hotel has a rich history over booking engines. Average score on booking.com is 8.0

NOTE: Price went down over last 2 years from 6,5 mln euro to 4,9 mln euro due to urgency of sale. Official bank evaluation of hotel done in 2017 showed a value of 4 600 000 eur which definitely rose over last two years due to general rise in tourist activity in Croatia after COVID.

Great property for remodelling to be turned into boutique-hotel.





hotel beachfront
Croatia, Umag



