CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
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Code :	00090
Location :	Poreč
Building area :	550 m2
Land area :	8750 m2
Distance from the center :	5000 m
Distance from the sea :	5000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	14
Number of rooms :	18
Number of bathrooms :	15
Storage room :	Yes
Parking :	Yes
Pool :	Yes
Air conditioning :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	5.700.000 €

For sale is a newly renovated boutique hotel located in a quiet area, just 5 km from Poreč and well-maintained beaches. Surrounded by natural landscapes with no immediate neighbors, it offers privacy and a relaxing atmosphere, making it ideal for investment in tourism.

The hotel features 12 modernly decorated rooms – 6 double rooms and 6 triple rooms. All rooms have their own balcony or terrace with views of the surrounding greenery and hills. Eight rooms can be connected to form family suites, while two ground-floor rooms are adapted for persons with disabilities. In addition to guest rooms, the hotel offers two separate accommodation units for staff, each with its own bathroom and private entrance.

Guests have access to a spacious restaurant with a capacity of 60 seats, along with additional tables on the outdoor terrace. The restaurant includes a bar with a wine corner, an Istrian fireplace for preparing traditional dishes, and a cellar for storing local products. The restaurant is equipped with a professional kitchen renovated in 2023, featuring modern appliances for faster and easier food preparation.

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The hotel also offers an outdoor swimming pool with a sunbathing and relaxation area, which is currently under construction and will be completed by the summer of 2025. The property includes two professionally maintained tennis courts with lighting, irrigation, and accompanying changing rooms, as well as a well for natural water used for maintaining the landscape.

Along with the hotel, two additional plots of land are for sale – a construction plot of 3,080 m² with the potential for building additional facilities, and an agricultural plot of 4,170 m² with potential for repurposing.

Heating and cooling are provided through an air conditioning system, and the roof is prepared for the installation of a solar power system. The hotel also includes storage rooms and additional spaces for storing equipment.

For more information or to arrange a viewing, please feel free to contact us.