



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 2,076,573.27

Location

Country: Croatia
State/Region/Province: Split-Dalmatia
City: Makarska
Posted: Feb 14, 2026
Description:

**The first line - it is always a winner!
Especially the first line to the beach Živogošće!**

Especially if the mini-hotel first line complements the restaurant, overlooking the sea in a marvelous bay with crystal clear water.

In this case we are in the hands of the mini-hotel of 533 sq.m. with all the ingredients for success:

- On the ground floor is a restaurant approx. 150 m², reception, bar, kitchen, storage rooms.
- On the second and third floors there are five rooms with bathrooms and balconies (each time there is also a kitchenette)
- In the fourth and fifth floor there are two suites: one-bedroom apartment of 40 m² and 1 bedroom 20 m²

A total of 12 accommodation units.

On the fifth floor there is a panoramic terrace overlooking the sea.



Recently made a complete renovation.

The building is fully furnished, equipped and operated as a boutique hotel.

DETAILS:

Full renovation year: 2014

Categorization: board comfort (pansion komfort)

Indoor area: 533 sq. m

Floors: ground floor + 3 floors

Number of rooms: 10 (each with private bathroom)

Number of apartments: 2 (one with Finnish sauna, massage bath and fireplace, second with Turkish sauna)

Bathrooms: 12 + 2 guest WC (in restaurant) and a separate shower and WC for staff.

Facilities: central heating in apartments, air conditioning in both rooms and apartments, reception, professional kitchen, bar...

Restaurant: 34 seating places inside

View: directly on the sea

From the sea: 10 m

Beach: pebble

Terrace: 3, first one is a part of the restaurant, second is in front of the building cca. 100 sq.

Seating places: 60 seating places on the terrace, and the third on the top of the building (4th floor)

It is a small family hotel run for almost 50 years. The hotel only accommodates 34 people which enables the manager to have a personal relationship with each guest.

On top of the building there is spacious 40m² terrace completely bathed in sun. The view from the top is amazing. The terrace has a barbecue grill which will keep you up there for hours, and if the sun gets too hot, cover yourself under a sunshade. The restaurant and the bar are situated in the ground floor of the hotel continuing to a smaller terrace outdoor. The restaurant can accommodate 34 guests indoors and 20 outdoors. This area is completely renovated in 2014 and is fully equipped to serve buffet breakfast and a-la-cart menu.

New info -

In addition to the boarding house, the price also currently includes:

1. Old house - building in the immediate vicinity of the hotel from the west, consisting of 5 rooms, bathroom, laundry room, storage room and staircase, total area approx. 80 m².
2. Land 3 minutes' walk from the hotel, surface area 93 m². Potential parking area.
3. Land about 15 minutes by car from the hotel, an old vineyard with an area of 900 m².

Ref: RE-LB310

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in



total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages: Storage, Sauna

Common

Bedrooms:	12
Bathrooms:	12
Finished sq. ft.:	533 sq m

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/ZLWS-T14/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	re-lb310
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