



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: EUR 4,300,000

Location

Country: Croatia
State/Region/Province: Istria
City: Pula
Posted: Jun 25, 2026
Description:

Fantastic 4**** boutique-style hotel in Medulin area near Pula!

An exceptional real estate opportunity awaits in a highly sought-after and exclusive coastal location near Pula. This premium four-star boutique hotel spans nearly one thousand square meters of gross area and represents a seamless blend of a successful established business, top-tier construction, and a secure long-term investment.

Situated just five to six hundred meters from a wonderful beach and the pleasant coastal promenade, the property commands fantastic open sea views. Over the years, the hotel has generated excellent financial results and has built a stellar reputation among international guests for its high level of service and premium accommodation standards.

Built in 2012, the property features an class A energy certificate, underfloor heating throughout the entire building, and superior thermal and acoustic insulation, ensuring maximum comfort and low overhead costs all year round.

The accommodation capacity consists of **ten elegantly designed rental units**, including a luxurious presidential suite with two bedrooms, a large private terrace, and panoramic sea views, alongside eight sophisticated double rooms and one single room.



Guest amenities include a dedicated wellness zone, a professional fitness center, and an on-site restaurant capable of seating up to seventy guests, complete with a spacious outdoor terrace. The entire establishment is fitted with top-of-the-line equipment and appliances from the renowned manufacturer Miele, further underscoring the high standards of this turnkey hospitality asset.

A major asset of this property is the professional commercial kitchen, which has been strategically engineered and equipped to handle a significantly larger capacity than the hotel currently requires. Its size, layout, and functionality allow a new owner to immediately scale the business, host large events, cater to group arrangements, or expand the culinary concept without requiring any additional capital expenditure. This infrastructure provides significant room for revenue growth and maximizes the commercial potential of the real estate.

Commercial real estate opportunities of this caliber rarely appear on the market in the Istria region. This is a fully rounded, operational hotel project in a prime location that guarantees stable long-term demand and exceptional investment potential. Detailed financial performance indicators and private viewing arrangements are available exclusively upon request for serious investors.

Ref: RE-U-48591

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: Gym, Spa, Floor heating

Common

Bedrooms:	10
Bathrooms:	11
Finished sq. ft.:	1000 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T3536/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-48591



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