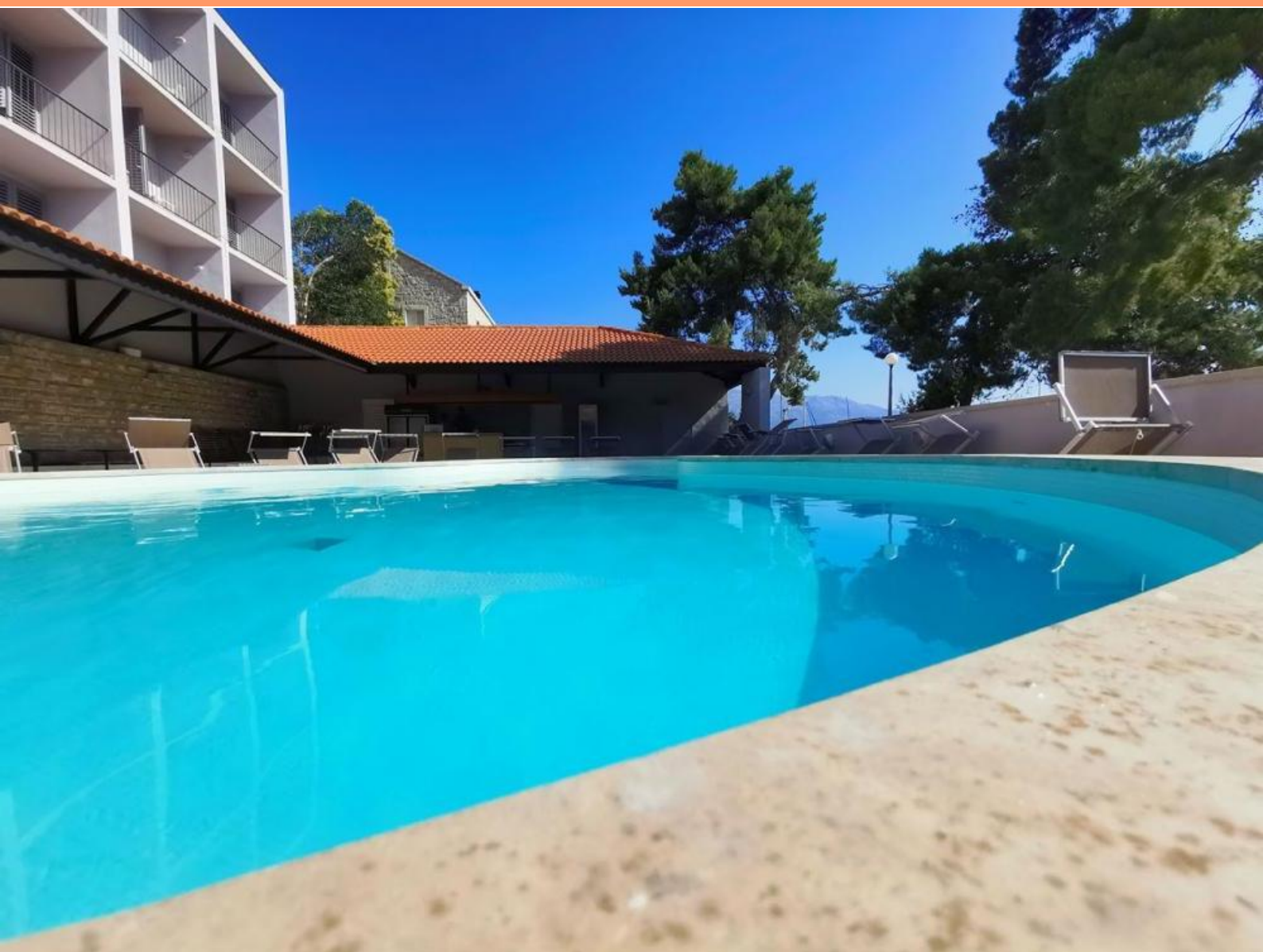


Hotel

Korcula island, Southern Dalmatia



Ref	RE-LB10672
Type	Hotel
Region	Southern Dalmatia › Island Korcula
Location	Korcula island
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	2538 sqm
Plot size	2500 sqm

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No. of bedrooms	45
No. of bathrooms	45
Price	€ 4 500 000

Hotel

Korcula island, Southern Dalmatia



Beautiful hotel on romantic island of Korcula for 45 rooms (capacity is 121 beds) on the first line to the sea just 20 meters from the sea and 30 meters from the yachting pier!

Although this hotel has 3*** stars now there are all predispositions to upgrade the categorizations to 4**** stars!

Hotel was fully renovated in 2019-2020. In the last 2 years, cca 2 000 000 kn has been invested into the hotel: facade was renovated, new balcony doors in all rooms were installed, new AC in most the rooms put, new roof isolation done, new mattresses, new extra beds brought and room doors in all rooms changed. Hotel was bought five years ago, fully renovated and now made fully operational. It was not working during last 5 years.

Total surface is 2538 m2. Living area is 1794 m2, loggias - 216 m2, sunbathing terrace - 197 m2, covered terrace - 167 m2, parking - 163 m2.

Land plot area is 2500 sq.m.

Hotel offers:

- 44 rooms (of them - 31 room with sea view)
- family one-bedroom suite
- swimming pool
- sunbathing lounge area
- bar serving lunch

Every room is equipped with bathroom, AC, mini-fridge, safe, SAT TV, telephone line, balcony.

Wonderful promenades, pebble beaches of Korcula make the homeland of Marco Polo highly attractive. Hotel is close to town center and large marina.

Hotel can be leased for cca 205 000 eur per year.

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.

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