

Hotel

Split, Dalmatia



Ref	RE-LB801
Type	Hotel
Region	Dalmatia > Split
Location	Split
Front line	No
Sea view	No
Distance to sea	600 m
No. of bedrooms	14
No. of bathrooms	14
Price	€ 4 000 000

Excellent hotel of 4 stars category in the very centre of Split!

Advantageous location! Hotel is functioning 365 days a year and is generating more income than any similar hotel at the seaside.

Hotel building is recently renovated and is currently offering 14 huge rooms with bathrooms, reception working 24 hours, cafe-bar and restaurant with open summer terrace. There is a choice of single, double, triple and family rooms and lux suits.

All rooms are equipped with AC, wifi. Parking is 20 meters away from hotel.

It is about 200 meters from ramparts of Diokletian Palace and about 500-600 meters from Riva of Split. Beautiful beaches are 15 mins walking from this hotel and one can construct a swimming pool in its garden. Very high estimates of hotel on booking.com and other Internet booking resources.

Hotel has 2 mln bank credit which can be transferred to the buyer of this hotel in Croatia.

So, bank financing issue is already solved!

There is a great investment potential -

There is an old house next to hotel building for renovation, with capacity of 7-8 more rooms.

Price is 550 000€ - would be needed extra 300 000€ for renovation.

Why to buy in Split? Why to invest in Split? Why to purchase real estate in the area of Split?

- second large city in Croatia, the largest one in Dalmatia
- vicinity of international airport of Split (Kastela), second large airport of Croatia
- seaside growing city with lots of tourist attractions including Diokletian Palace, Riva, Cathedral of St.Dominus
- lots of festivals held in Split, sport events (stadium Poljud, Croatian National Theatre)
- excellent ferry connections to the islands (Brac, Hvar, Solta, Korcula) and Italy
- developing infrastructure (IKEA, KONZUM, other large shopping malls opened)
- high potential for tourism all the year round (365 days a year)
- real estate prices are rising every year
- lots of vacant areas for real estate development around Split

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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