

# Hotel

## Karlobag, Dalmatia



<b>Ref</b>	RE-LB841
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Karlobag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>No. of bedrooms</b>	38
<b>No. of bathrooms</b>	38
<b>Price</b>	€ 4 000 000

**FIRST LINE 4-star hotel for sale directly by the sea!**  
**Current price of 4 mln is discussible.**

- The hotel has 38 rooms -
- 15 double rooms with balconies of 25 m2
  - 8 double rooms without balconies of 25 m2
  - 12 single rooms of 17 m2
  - 3 family suits of 33 m2

It can accomodate 64 people in total.

All rooms are equipped with AC, modern furniture, SAT TV, WIFI. Most of rooms have wonderful sea view!

There is a pier in front of hotel. Private hotel beach is 100 meters away.

Other features:

- conference hall for 70 people with all the equipment for seminars and presentations
- restaurant for 90 places indoor and 150 places outdoor
  - bar
  - reception
- wellness centre with sauna

Right time to invest in Croatia!

Touristic insdustry is rapidly growing having generated 9 mln euro in 2016 and expecting even highly yields in 2017. 18% of Croatian GDP are within tourism. In this connection it is an area of priority development for Croatian government which has initiated programm of all-year-round Croatian hotels occupancy, general modernization and upgrade of hotels all over the country. In 2015 year croatia demonstrated 12 mln overnights, in 2016 - already 16 mln overnights per year, by 2020 it is planned to achieve the figure of 24 mln overnights.

Croatia is becoming 4- and 5-star destination with leading hotel management companies present at the market and expanding the presence: Kempinsky, Hilton, Radisson, Iberostar, le Meridien and many others are targeting Croatian hotel market as one of the most attractive in Europe.

Croatia had been included into TOP-10 ranking of touristic destinations of Europe and of the World many times. Croatian island of Hvar has been called one of TOP-10 most beautiful islands of the world. Same TOP-awards touristic nominations are regularly given to cities of Dubrovnik, Split, Trogir, Zadar, Sibenik, Porec, Rovinj and Opatija. Due to close vicinity to Austria, Germany, Switzerland, Slovenia - Croatia is attracting more and more tourists from these countries. Touristic flow from Poland, Czech Republic, Italy, UK, USA, Denmark, Norway, Sweden is also rising. Europe is becoming more united and Croatian sea is becoming closer to citizens of Netherlands, Belgium, Finland.

Several years ago Croatia became EU-member state. European Parliament has also approved it's accession to

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Schengen zone which will stimulate further growth of tourism in Croatia.

There are still many areas on mainland and on the islands with no hotels or old hotels to be modernized and upgraded. About 200-300 high class hotels are yet planned to be built to make Croatia 5-star destination booming in the next decade.

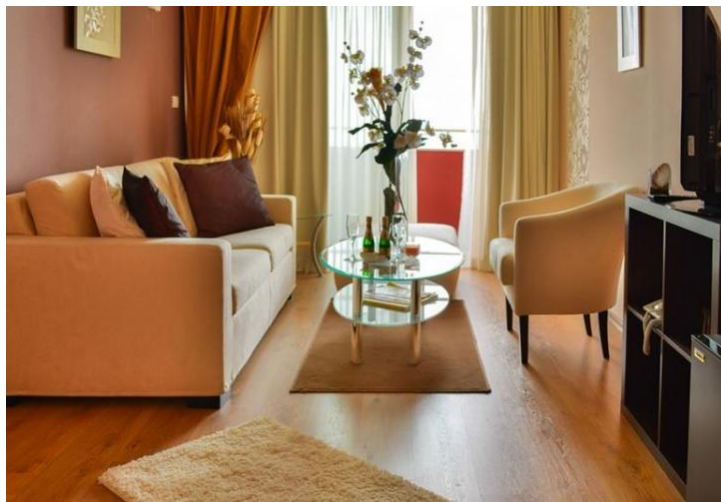
Update of 04/04/2017

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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