

# Hotel

## Zadar, North and Middle Dalmatia



<b>Ref</b>	RE-LB847
<b>Type</b>	Hotel
<b>Region</b>	North and Middle Dalmatia>Zadar
<b>Location</b>	Zadar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	1 529 sqm
<b>No. of bedrooms</b>	31
<b>No. of bathrooms</b>	31
<b>Price</b>	2 600 000 €

**WATERFRONT APART-HOTEL of a very picturesque and isolated location in Zadar area! Recent construction!**

**Official category - 3 stars. Location right by the beach!**

Hotel infrastructure:

- restaurant with perfect kitchen
- conference hall for 60-70 places
- **large wellness and spa-centre of 60 m2**
- parking lot for 36 cars

There are 31 accommodation units over 3 levels. Total surface of the building is 1529 m2.

The apartments are of the following categories:

- 9 apartments with sea view of 23 m2
- 6 apartments with sea view of 30-35 m2
- 3 apartments with sea view of 50 m2
- 1 minor sea view apartments

On the opposite side of the building there are 12 accommodation units:

- 8 apartments with no sea view of 30-35 m2
- 2 apartments without sea view of 45 m2
- 2 apartments for personnel 15-20 m2

Everything is rather fresh and nice. Worth visiting!

All the apartments are equipped by air-conditioners. They are equipped kitchen.

Ideal location for potential carehome, retirement home.

Right time to invest in Croatia!

Touristic industry 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 program 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.

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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.

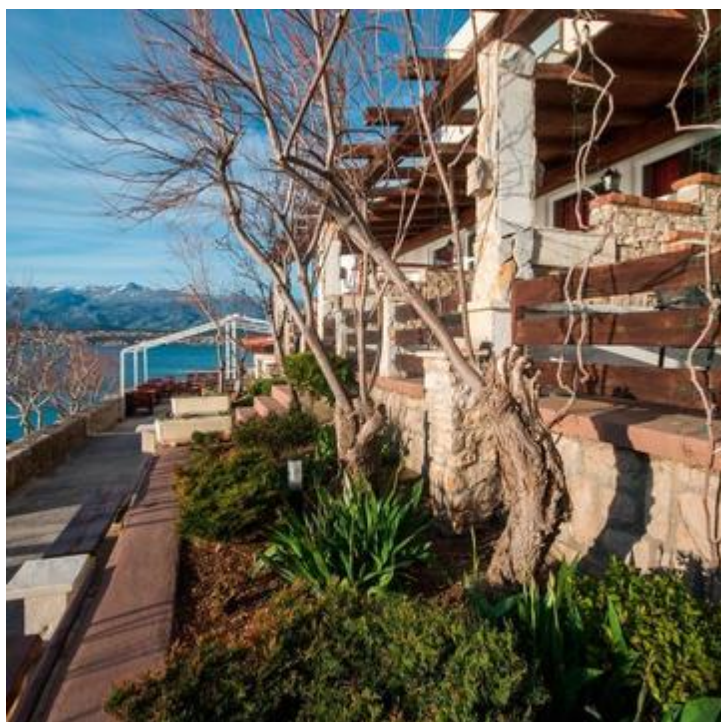
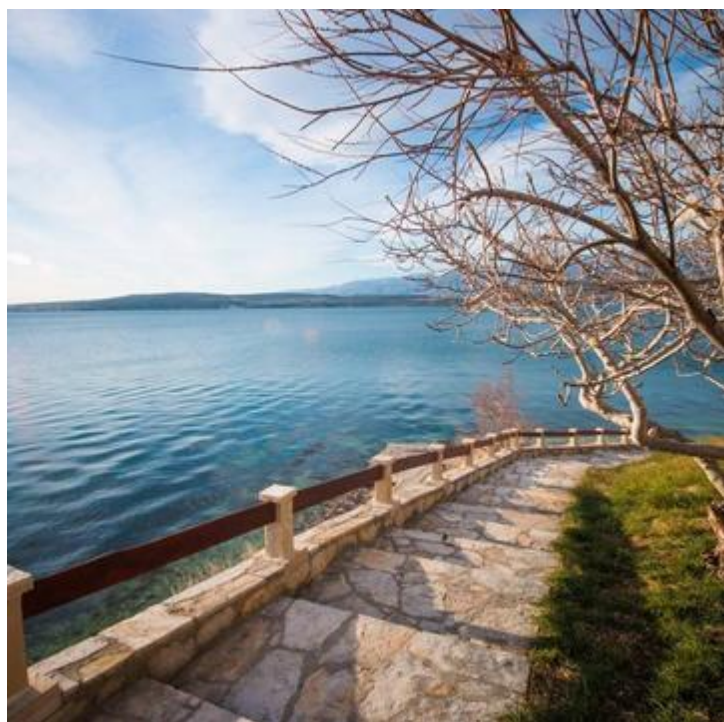
Several years ago Croatia became EU-member state. European Parliament has also approved it's accession to Schengen zone which will stimulate further growth of tourism in Croatia.

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 dacade.

Overall additional expenses borne by the Buyer of real estate in Croatia are approx. 7% of property cost: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on comission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brockrage agreement on 3% commission (+VAT) is signed prior to visiting properties.

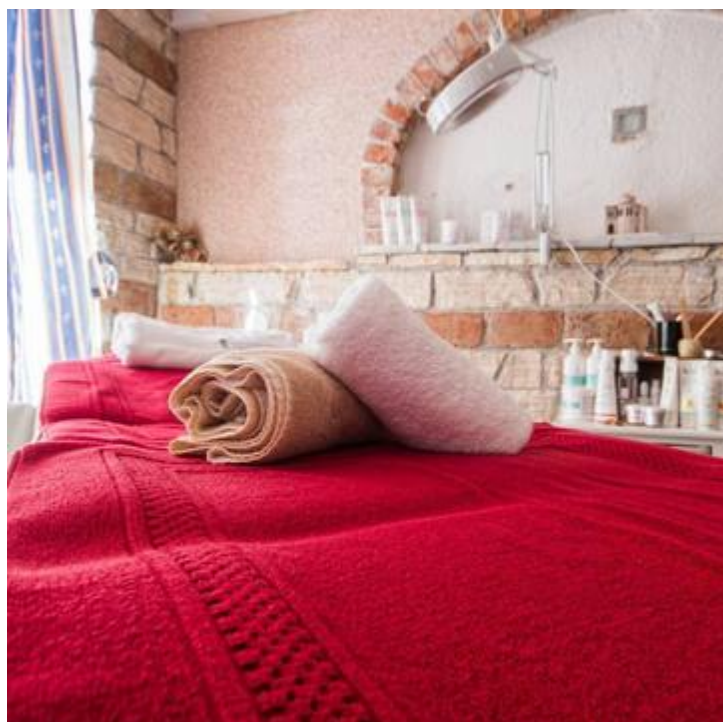
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