

# Hotel

## Bačvice, Split, Dalmatia



<b>Ref</b>	RE-LB-IRO2254
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Bačvice, Split
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	244 sqm
<b>No. of bedrooms</b>	9
<b>No. of bathrooms</b>	9
<b>Price</b>	€ 2 400 000

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Hotel of nine de-luxe rooms in Split, 1st line to the sea!

A luxury hotel completed in 2022-2023 situated right on the seafront in one of Split's most desirable locations. Just a 15-minute leisurely walk from the city center and the renowned Diocletian's Palace, the hotel perfectly balances easy access to city attractions with a tranquil seaside ambiance.

Ideal location by the beach and close to the centre of Split for successful performance 365 days a year!

The hotel boasts nine elegantly furnished rooms, some of which feature private terraces with hydromassage jacuzzis for the ultimate luxury experience.

Each room is equipped with either a king-size bed or two single beds and is decorated in a Mediterranean style. They also include air conditioning, a seating area, a flat-screen TV with satellite channels, a safe, and a modern bathroom with a shower and hairdryer.

Guests can unwind on a shared terrace that offers breathtaking sea views, making the hotel an ideal spot for relaxation.

With a well-established business and exceptionally high occupancy rates, this hotel presents a unique investment opportunity with significant potential.

Annual net income is cca. €220,000.

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:**

Modern

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Price per m<sup>2</sup>:  
9.836 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.267 €

Median price/m<sup>2</sup> of this type  
in this region:  
1.331 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
1.873 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1.418 €

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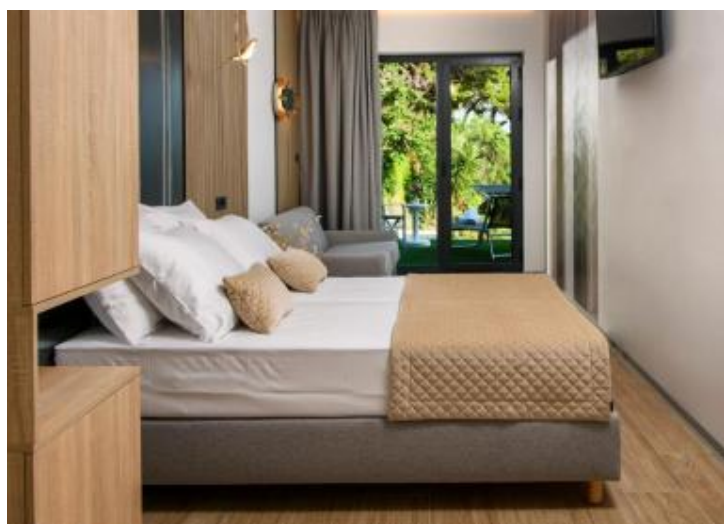
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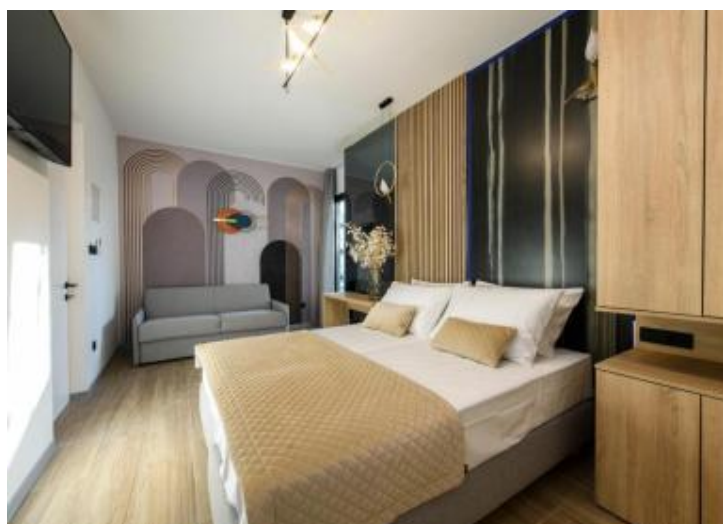
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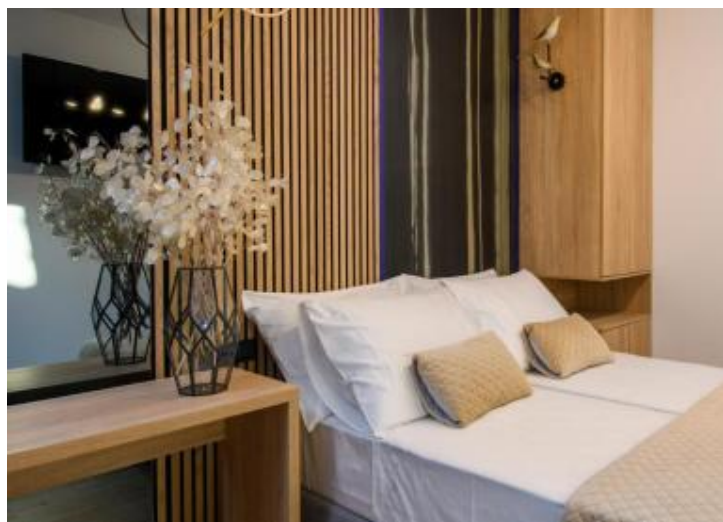
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