

# Hotel

## Split, Dalmatia



<b>Ref</b>	RE-LB10066
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia › Split
<b>Location</b>	Split
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>No. of bedrooms</b>	56
<b>No. of bathrooms</b>	56
<b>Price</b>	€ 20 000 000

Beachfront hotel of 4\*\*\*\* stars for sale in luxury suburb of Split with 75% occupancy 365 days a year! Great position by the beach!

Great 4\*\*\*\* star hotel on the FIRST LINE to the sea right on a beautiful pebble beach with yachting pier nearby, in the super-sought-after resort area!

Podstrana is popular both in winter and in summer, being located just 5 km. from the center of Split and Diocletian Palace and 27 km. from the international airport Split-Kastela!

Hotel has two wings: main building with delux rooms and two additional buildings with classic rooms. Most of the rooms have highest standard equipment such as floor heating, air conditioning, whirlpool tubs, mini bars, telefon, LCD TV, Internet, balconies with wonderful sea views.

There are modern rooms of seven different categories.

In total the hotel offers 56 rooms including:

- standard double rooms of 16 m2
- classical double rooms of 18 m2
- triple rooms of 20-21 m2
- quadruple rooms of 40 m2
- deluxe rooms of 30 m2
- lux rooms of 40 m2
- superlux of 20 m2

Hotel has excellent Infrastructure:

- equipped beachline
- an renown restaurant with a terrace (for 130-150 seats), facing directly the sea and the beach
- beach bar (approx. 60 places)
- amazing roof swimming pool with incredible sea views
- indoor spa with sauna and massage rooms
- gym/fitness area
- two conference halls
- banquet hall
- reception 24/7
- elevator
- spacious parking for 80 cars

Complete renovation of 2010. Perfect condition maintained.

Great occupancy rate - 275 days per year or 75%. Hotel is opened 365 days a year. It has 8-15 employees depending on a season.

Excellent EBIDTA with possibility of payback for less than 10 years.

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2020

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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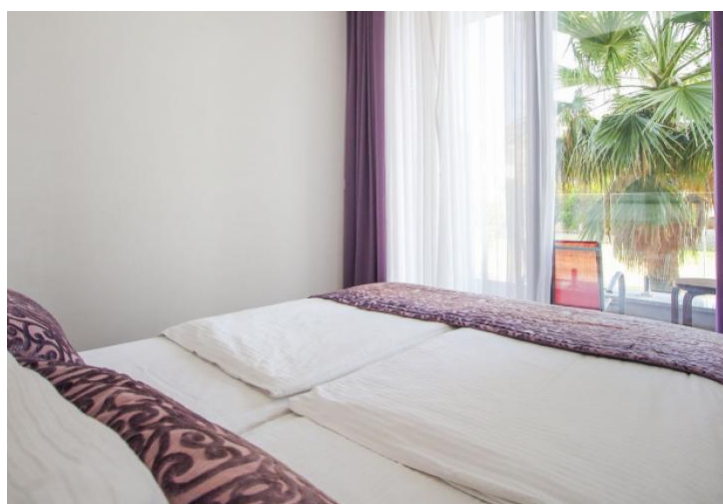


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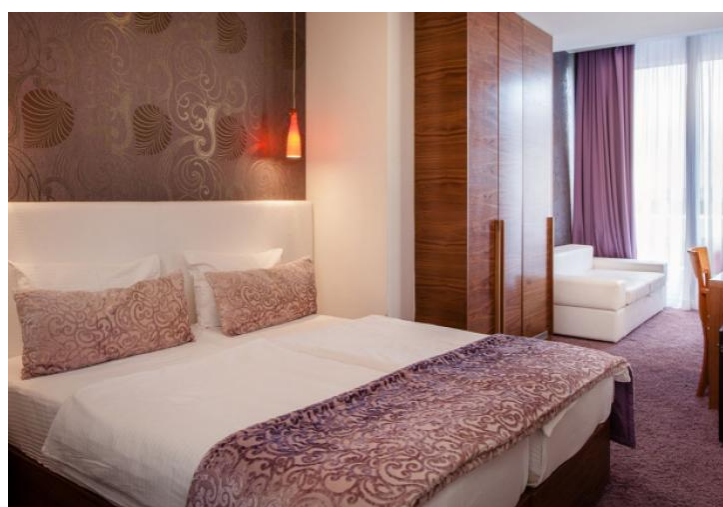
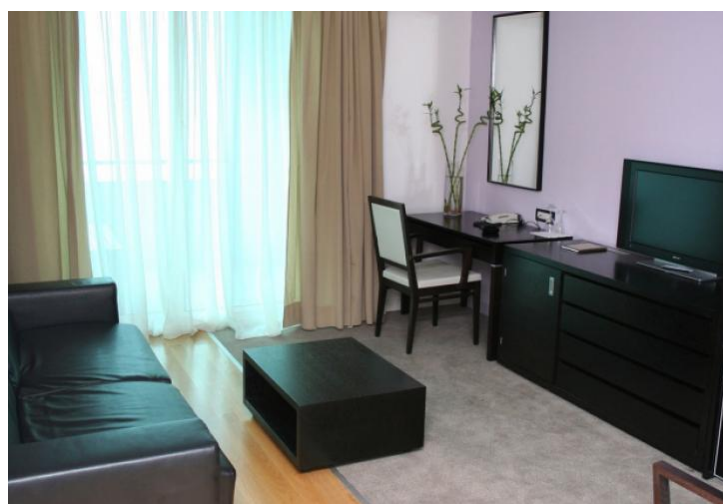


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