

Hotel

Dubrovnik, Southern Dalmatia



Ref	RE-LB10096
Type	Hotel
Region	Southern Dalmatia > Dubrovnik
Location	Dubrovnik
Distance to sea	300 m
Floorspace	450 sqm
No. of bedrooms	9
No. of bathrooms	9
Price	€ 3 150 000

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An amazing offer in Old Dubrovnik - apart-hotel in the old PALAZZO for sale!

We offer a fully functioning apart-hotel for 9 apartments, which are fully furnished and equipped for rental purposes.

One of the most sought-after locations in Dubrovnik next to Stradun Street, Gundulic Square!

The famous brand for Dubrovnik!

The apart-hotel was repeatedly mentioned the best for accommodation in Dubrovnik with such editions as National Geographic, Lonely Planet, Traveller Magazine, Rick Steves.

The area of the building, which was part of the episcopal palace - ca. 450 m2.

This is a boutique building of the official 4-star category.

The building was recently renovated using modern high-quality finishing materials, but retained high ceilings and elegant decorative elements.

Each apartment has floor heating, air conditioning. Furniture in vintage style creates the impression of living in a medieval palace.

Apartments have almost full occupancy for 7 months of the year, because of location in the heart of the city.

The building has additional rooms: a business area and a terrace for a restaurant or a bar on the roof of the building with a fireplace. You can enjoy stunning views of the Old Town and the tiled roofs from the terrace.

There is an opportunity to purchase several neighboring buildings and expand the hotel.

Taking into account this possibility, this proposal acquires a significant investment attractiveness. The total area of extra-space in different points can reach 850 m2. This distance is distributed between 16 apartments, which can become a successful addition to the existing nine apartments. This will give the impression of a full coverage of the city, Old Dubrovnik will actually offer tourists 30-40% of your brand. It is he who will flash in different corners on different streets, enhancing recognition, and hence - occupancy.

In addition to the option of buying a building of 450 m2 and 850 m2 as real estate in Dubrovnik in its pure form, there is the possibility of buying a brand, under which the hotel is currently operating and which is more than recognizable in the tourist market of Dubrovnik.

Thanks to the shooting of the "Game of Thrones" Dubrovnik has recently become one of the most popular locations in Croatia. Thousands, tens of thousands of tourists every year come to the city to walk along Stradun Street, bypass the fortress walls of the city.

We recommend that you pay attention to this hotel for sale in Dubrovnik!

Price on request!

Updating the data for the hotel for sale in Dubrovnik from 06/27/2018

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

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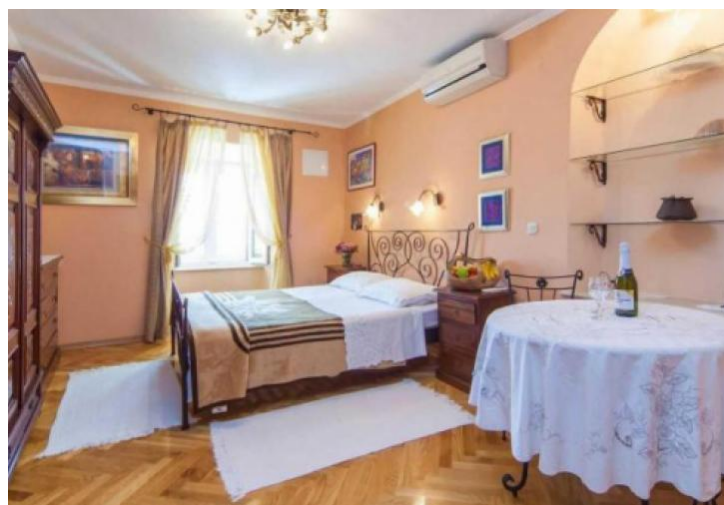
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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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