

# Investment project

## Miholjice, Kvarner



<b>Ref</b>	RE-AB-KRK20
<b>Type</b>	Investment project
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Miholjice
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	4113 sqm
<b>Plot size</b>	2983 sqm

# Investment project

## Miholjice, Kvarner



<b>No. of bedrooms</b>	31
<b>No. of bathrooms</b>	31
<b>Price</b>	€ 2 075 000

# Investment project

## Miholjice, Kvarner



Discover an outstanding real estate investment opportunity on Krk Island, Croatia's premier Adriatic destination, located just 1 km from the sea.

This promising hotel development is currently in Rohbau (shell construction) phase on a generous 4,113 m<sup>2</sup> plot. The existing project offers 2,983 m<sup>2</sup> of planned gross floor area with 31 rooms providing capacity for 65 beds, 36 parking spaces, and an 85 m<sup>2</sup> swimming pool. Significant expansion potential exists through the option to acquire an adjacent 870 m<sup>2</sup> plot with an existing structure (for extra 250 000 eur), enabling the total floor area to exceed 5,000 m<sup>2</sup> and accommodate up to 65 rooms with approximately 120 beds.

The property is ideally suited for medical tourism, post-operative rehabilitation, or a luxury senior residence—a facility type currently unavailable on Krk Island.

With monthly rates for senior care residences in the region ranging from €3,000 to €3,500, the project promises exceptional year-round occupancy and strong rental yields.

The estimated payback period of only 3–4 years positions it as one of the most attractive opportunities in Croatia's hospitality and care sectors.

This investment is ideal for those seeking high-return Krk Island real estate, medical tourism properties, or senior living developments in the Adriatic.

Contact for full details and project documentation.

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:**

Swimming pool

# Investment project

## Miholjice, Kvarner

