

Mini-hotel

Ogulin, Kvarner



Ref	RE-U-45588
Type	Mini-hotel
Region	Kvarner > Rijeka
Location	Ogulin
Front line	No
Sea view	No
Floorspace	1000 sqm
Plot size	15000 sqm
Price	€ 1 500 000

Mini-hotel

Ogulin, Kvarner



OGULIN - BJELOLASICA - prime tourism development opportunity!

An exceptional investment property is available on the slopes of Bjelolasica, near the town of Ogulin, within a designated tourism development zone.

This rare offering comprises approximately 15,000 m² of land, making it one of the most substantial and strategically positioned development parcels currently available in the Croatian mountain real estate market.

The property includes the structure of a former mountain hotel with a ground footprint of approximately 1,000 m², around 750 m² of usable interior space, and additional attic capacity. Although the building requires complete renovation and significant investment, its solid construction and existing dimensions provide an outstanding foundation for redevelopment into a high-category hotel, boutique mountain resort, wellness and spa retreat, sports training center, or another tourism-oriented project aligned with local spatial planning regulations.

The location supports year-round tourism development due to its natural environment and climate conditions. The immediate proximity to the former Croatian Olympic Centre Bjelolasica reinforces the area's long-standing sports and recreational identity and creates opportunities for specialized tourism concepts, including winter sports facilities, outdoor adventure programs, wellness tourism, and team training camps. The surrounding landscape offers extensive forest trails suitable for cycling, hiking, and adrenaline activities, while ensuring privacy, tranquility, and an authentic mountain atmosphere increasingly sought after in European tourism trends.

One of the property's key strategic advantages is its excellent accessibility, with seven separate road access points connecting the land to the wider transport network. This provides flexibility in master planning, phased development, and infrastructure organization. Additionally, the Adriatic coast is reachable within approximately 45 minutes by car, enabling a unique positioning strategy that combines mountain and coastal tourism into a single integrated destination concept.

This large-scale tourism development land near Ogulin represents a compelling opportunity for investors seeking high-potential projects in Croatia's expanding continental tourism sector. With clear zoning designation, significant land area, existing hotel infrastructure, and strong long-term value appreciation prospects, the property offers both development security and strategic growth potential.

Detailed documentation and additional information are available upon request to qualified and serious investors.

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.

Mini-hotel

Ogulin, Kvarner



Property advantages:

Spa
Urbanized

Mini-hotel

Ogulin, Kvarner



Price per m²:
1.500 €

Average price/m² of this type
in this region:
2.076 €

Median price/m² of this type
in this region:
1.727 €

Average price/m² of this type
in Croatia:
2.709 €

Median price/m² of this type
in Croatia:
2.332 €

Mini-hotel

Ogulin, Kvarner



Mini-hotel

Ogulin, Kvarner

