

Hotel

Kvarner, Kvarner



Ref	RE-AB-Carehome
Type	Hotel
Region	Kvarner > Rijeka
Location	Kvarner
Front line	No
Sea view	Yes
Distance to sea	70 m
Floorspace	7477 sqm
Plot size	4312 sqm

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Price

€ 12 000 000

Unique investment object in Croatia - newly built carehome just 70 meters from the sea!
The whole complex is offered for sale! It is opened just 2 years ago but is already fully booked.
Rentability - 4,5% per annum with growth possibility via further wider recognition!

Location is really unique:

- just 516 km from Vienna
- just 516 km from Munich
- just 166 km from Zagreb

Total surface of the complex is 7477 sqm. Land plot is 4312 sq.m.

Newly constructed building, designed entirely to meet the high standards of energy-efficient construction: LED lighting in all rooms, insulated exterior of the building, all areas are designed to be accessible to persons in wheelchairs, design and innovative approach.

Apart from the high-quality accommodation units with wonderful sea view Care Home provides:

- medical care and prevention (permanent general medical care and specialist periodicals)
- services of a dentist
- organization of hospital treatment in one of the hospitals nearby (Rijeka, Lovran, Crikvenica)
- organization and implementation of physiotherapy (massage, and various other forms of therapy)
- occupational therapy and activities
- food services (in the restaurant or by delivery)
- organization of social events for the residents
- providing various services (located inside the complex) - grocery store, library, hairdresser, laundry, cleaning and maintenance of accommodation, catering and food delivery
- psychological help and / or psychiatrist
- religious rituals and spiritual support (a chapel)
- excursions and tours along the coast of Croatia
- organization of visits to cultural events
- beach activities

Carehome for seniors offers a total of 71 rooms in the main building (31 single and 33 double bed rooms) located on four floors. Each room has a bathroom adapted to persons with disabilities, SOS alarm, LCD TVs, WiFi. The rooms are luxuriously furnished, they have a sea view. Average surface of a single bed room is 16 m2 and a double bed room is 26 m2.

There is also a possibility of assisted living in apartments from 45 to 70 m2 in size (two and three-bedroom apartments). The residents can use all services of the home: food, cleaning, healthcare, medical care, physical therapy.

Each floor of carehome has common rooms for socialising, we should also mention physical therapy and a fitness centre, a large restaurant and café.

A new project at the home is the construction of a spa centre with a sauna world and indoor swimming pool.

The home is open all year round.

The Council of Europe official publication states that old-age dependency in EU in 2000 was 25 percent, while it is projected to increase to more than 50 percent in 2050. The number of elderly persons aged 65 and above will rise by almost 20 percent and their share in the total population will grow from 17 percent in 2005 to 25 percent in 2050 (published by United Nations in 2003, the medium variant). The old-age dependency is defined as the ratio between the number of people aged 65 years or more.

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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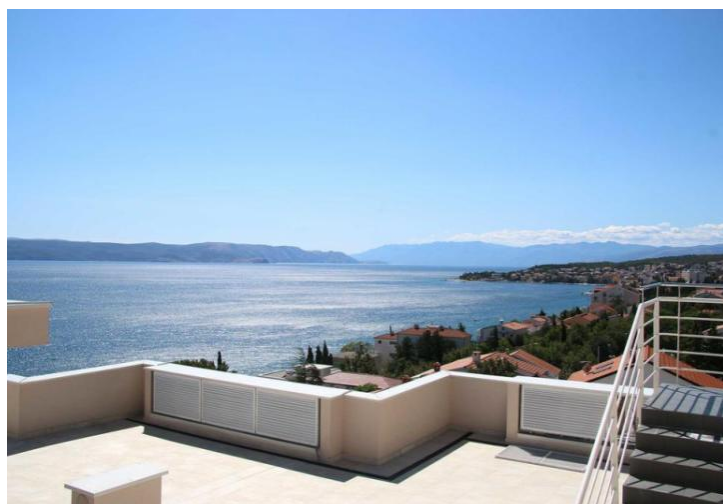
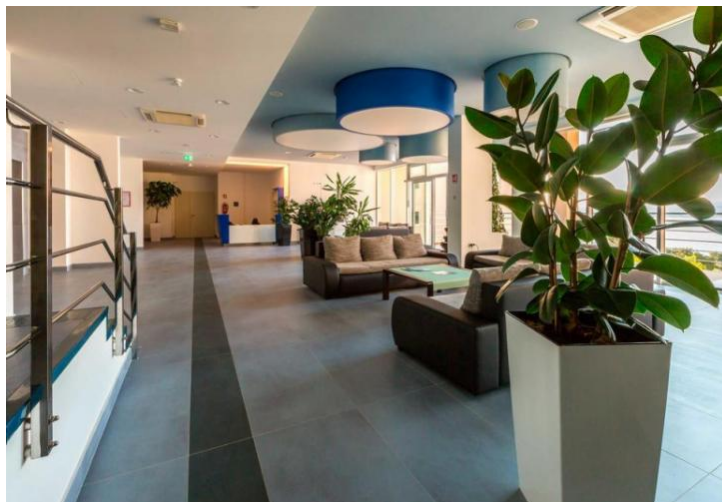
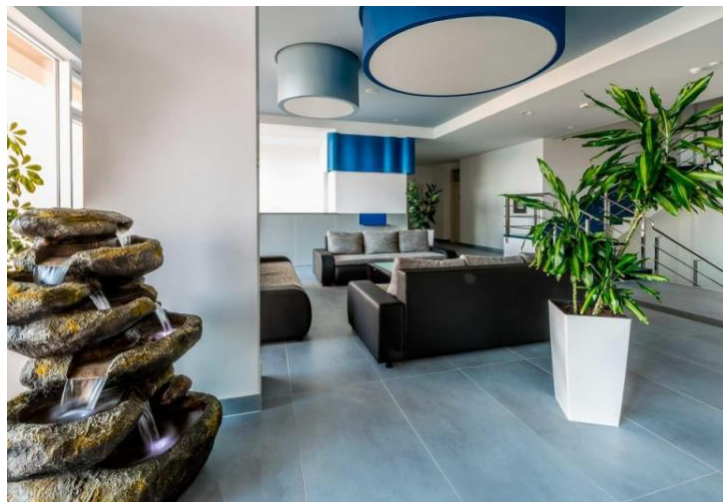
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