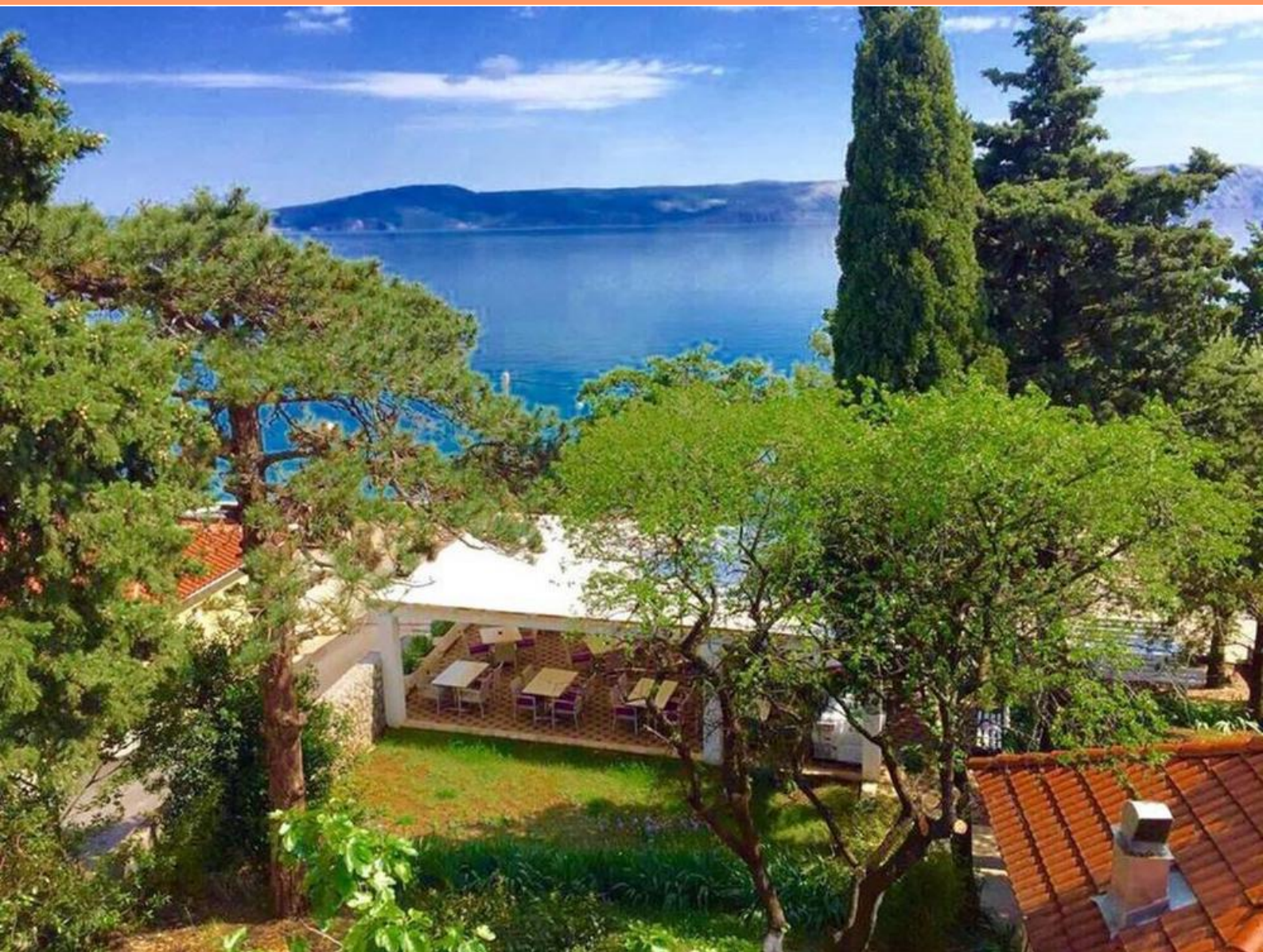


# Hotel

## Novi Vinodolski, Kvarner



<b>Ref</b>	RE-AB-H-28
<b>Type</b>	Hotel
<b>Region</b>	Kvarner > Novi Vinodolski
<b>Location</b>	Novi Vinodolski
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	600 sqm
<b>Plot size</b>	1680 sqm

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# Hotel

Novi Vinodolski, Kvarner



<b>No. of bedrooms</b>	19
<b>No. of bathrooms</b>	15
<b>Price</b>	€ 4 500 000

# Hotel

## Novi Vinodolski, Kvarner



Wonderful new hotel on the first line to the sea - official category 3\*\*\* stars!  
Hotel has wonderful sea views and is located cca 500 meters away from a beautiful beach.

Hotel building has three levels + there are some auxiliary constructions on the land (including the building of old restaurant).

Ground floor offers reception, restaurant, three personnel rooms, storage, and storage spaces, and one studio apartment, all completely remodeled last year.

On the ground floor there are two new, completely remodeled luxury apartments, one approx. 80 m2, the other approx. 50m2 with large glass walls facing the sea.

On the first floor there are 10 completely new, modern rooms with bathrooms categorized as 4 stars!

Behind the building there is another building with a total area of approx. 140 m2 gross, of which the project for two apartments of approx. 60-70 m2 gross is in the stage of development, perhaps even more due to the possibility of raising the roof to the height of the gallery!

The yard is completely landscaped with palm trees, old olive trees, grass and Mediterranean herbs!

There is also the possibility of upgrading another floor with 10 rooms or 4 apartments and there is a swimming pool project! Everything has been completely remodeled, from all installations, glazes, right down to the facade and completely modern and luxuriously decorated and currently in operation!

In total there are 15 accomodation units. Total hotel capacity is cca. 50 people.

Total floorspace is 600 m2. There is a possibility to build two more buildings of same surface to replace the old restaurant.

On a land plot of 1680 m2 swimming pool is projected.

Hotel amenities:

- restaurant
- bar on the beach (new)
- summer restaurant on the promenade with a terrace
- children playground
- garden
- WIFI
- parking zone
- laundry
- personnel rooms

Complete renovation was undertaken in 2021-2022.

During last two years 1 mio euro had been invested to make a beach bar, to build two luxury penthouses and additional apartment for personnel.

Hotel is fully furnished and equipped. It is a running business.

Annual turnover is 1,6 mln kn = cca 228 000 eur.

# Hotel

## Novi Vinodolski, Kvarner

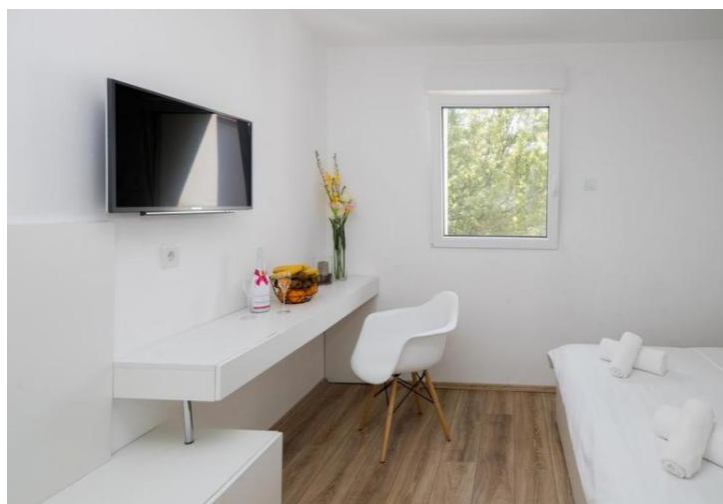
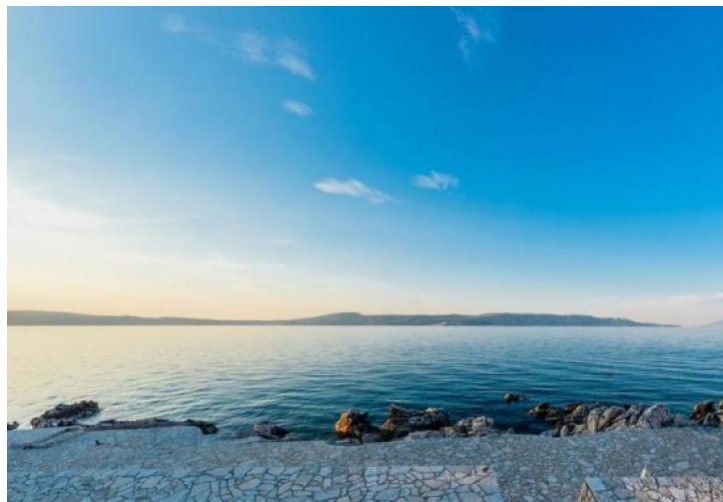


Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



# Hotel

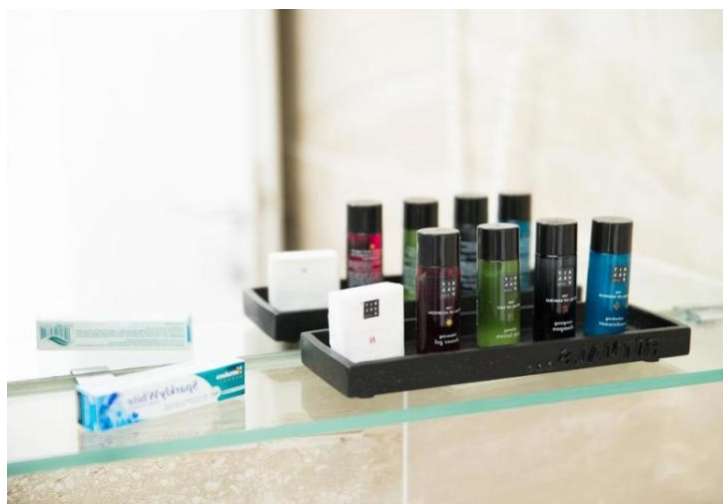
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