

# Hotel

## Skradin, Dalmatia



<b>Ref</b>	RE-LB10731
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia > Sibenik
<b>Location</b>	Skradin
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	812 sqm
<b>Plot size</b>	330 sqm
<b>No. of bedrooms</b>	13
<b>No. of bathrooms</b>	13
<b>Price</b>	Price upon request

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Brand new hotel for sale in Skradin, on the first to the sea and again within National park Krka and ACI MARINA, newly built!

Hotel is designed to provide accomodation for the tourists who come to enjoy Krka National Park with it's cascade of waterfalls. There are several routes and three days are required to explore all the paths and lakes. During this trip this hotel can be ideal place to stay. Romantic place with medieval flavour.

Hotel was not functioning intil now, it is brand-new and can start working upon purchase and work 365 days a year.....

Brutto surface of hotel is 812 sq.m. Netto surface of hotel is 665 sq.m..

It has several levels:

Ground floor: + restaurant + kitchen+ toilet+ reception total: 198m2

1st floor - 6 rooms 221m2

2nd floor - 6 rooms 221m2

3rd floor - 1 room + technic room 45.29 m2;

Hotel benefits:

- Elevator for 4 people
- Equipped modern kitchen
- Restaurant with bar and complete restaurant inventory
- Exterior and interior walls in original condition
- Usage permit

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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