

Hotel

Istria, Istria



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|-------------------------|--------------------|
| Ref | RE-AB-H-42-U-24151 |
| Type | Hotel |
| Region | Istria > Porec |
| Location | Istria |
| Front line | No |
| Sea view | No |
| Distance to sea | 25000 m |
| Floorspace | 10000 sqm |
| Plot size | 32692 sqm |
| No. of bedrooms | 238 |
| No. of bathrooms | 238 |
| Price | € 17 000 000 |

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Balneological resort is for sale in Istria - operational 365 days a year!

Istria is a part of geothermal belt of Slovenia and Austria with their famous Rogaska Slatina, Moravske Toplice, etc.

It is health and medicine hand in hand, combination of nature therapeutic factors like thermal and thermal-mineral water, beautiful landscapes and healing air of Istria.

Availability of qualified medical staff is rising the effectiveness of the treatment.

Curative mineral water and peloid muds of this area are meant to reach best therapeutic effect.

Two hotels of 3*** and 4**** stars are for sale within the offer.

There are 238 rooms in total. (148 renewed)

1/1 - 18 m² , 1/2 - 22-25 m² + 3 apartments

Additional benefits:

- Restaurant ~400 seats
- Konoba 50 seats + 50 on the terrace
- Outdoor and indoor pool with thermal sulphurous water
- Wellness
- Indoor pool
- Polyclinic

Land area: 32.692 m²

Total built-up surface area of ~10.000 m²

Year built/Adaptation: '71, '81, '02. '05. '08.

45.000 nights/year/2018 (WITH REDUCED CAPACITY)

Duration of the concession: up to 2031.

More info is available upon submission of official Buyer presentation and LOI.

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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