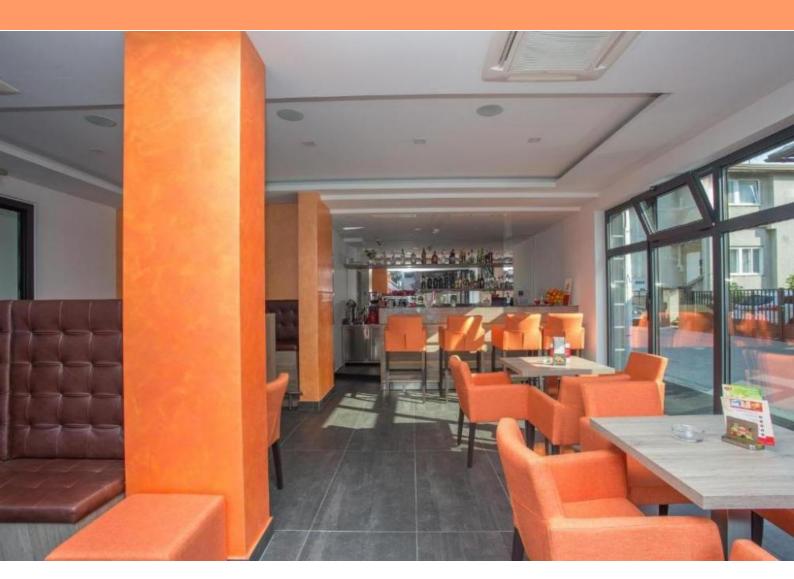
Hotel Zagreb, Zagreb and Slavonija





| Ref | AB-H-ZagHot |
|------------------|----------------------|
| Туре | Hotel |
| Region | Zagreb and Slavonija |
| Location | Zagreb |
| Front line | No |
| Sea view | No |
| Floorspace | 1183 sqm |
| Plot size | 1001 sqm |
| No. of bedrooms | 30 |
| No. of bathrooms | 30 |
| Price | € 3 500 000 |



Three 3*** star hotel structures for sale in Zagreb. It is located cca. 2 km from city centre. Hotels have official category of 3 stars. Offered in a package. MAIN BUS STATION is almost opposite the hotels.

1. Hotel.

The total land 302 m2 (building 153 m2 + 149 m2 yard).

The total area of the Hotel building is 558.91 m2 (basement 112.07 m2 + ground floor 114.29 m2 + first floor 120.5 m2 + second floor 120.65 m2 + recessed floor 91.40 m2)

The hotel has 19 rooms (3 single rooms and 16 double rooms) and one hotel apartment - a total of 35 beds + apartment. Total of twenty accomodation units.

2. Hotel.

The total land area is 299 m2 (building 155 m2 + yard 144 m2).

The total area of Hotel building is 484.55 m2 (Ground floor 118.14 m2 + basement 114.44 m2 + I floor 120.89 m2 + II floor 99.54 m2 + terraces 31.54 m2).

Hotel has 9 rooms (1 single room + 5 double rooms + 3 triple rooms) and one hotel apartment, a total of 20 beds + apartment. Total of ten accomodation units.

3. Family house-dependanse.

Total land area 400 m2 of which (house 145 m2 + yard 255 m2).

The house is 145 m2 and consists of a duplex apartment 80 m2 + 2 rooms with 4 beds total 65 m2. Three accomodation units.

On the ground floor there is an equipped laundry room - laundry and ironing for the needs of the hotel.

SUMMARY:

For sale are two buildings of the Hotel and a house with a total net building area of 1,183.46 m2 + a yard of 548 m2 which is not covered by a building and 453 m2 covered by buildings (1001 m2 total land of three locations).

Total number of rooms is 28 plus 2 hotel suites, total number of accomodation units is 30, total number of beds 59.

The hotel apartment is with one double bedroom, there are two such apartments.

The house has a duplex apartment of 80 m2 + 2 rooms 65 m2 with 4 beds. This is extra 3 accomodation units. However, it is recommended to demolish the house building for the sake of construction of the third proper hotel.

The annual turnover for 2019 is HRK 3,527,736.89 - cca. 500 000 eur. The price for everything is EUR 3,500,000.00.

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.

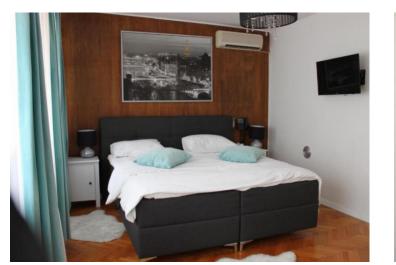


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