

# Hotel

## Zadar, Dalmatia



<b>Ref</b>	RE-LB10788
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	1800 sqm
<b>Plot size</b>	2012 sqm
<b>No. of bedrooms</b>	30
<b>No. of bathrooms</b>	29
<b>Price</b>	€ 3 500 000

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Exceptional offer - 4\*\*\*\* seafont hotel in Zadar area with restaurant!  
Hotel is placed right opposite wonderful beach!

It is four-level building, connected by elevator inside. Rooms benefit wonderful open sea views.

Hotel offers 30 rooms in total:

- 22 double rooms of 28 sq.m. each
- 1 room for disabled (28 sq.m.)
- 2 luxurysuites with 2 bedrooms each, of 86 sq.m. each
- 3 more bedrooms, each with bathroom
- 1 luxury suit with 2 bedrooms for VIP quests
- reputable seafood restaurant for 54 indoor places + 84 outdoor terrace places
- reception
- fitness-studio, sauna, massage
- spacious parking

Hotel offers WIFI, SAT TV, safe, AC, minibar, etc.

Hotel was using services of the management company with net profit of 85 000 eur per year.

IMPORTANT NOTE: Behind the hotel, on teh second row to the sea there is a land plot of 1015 sq.m. Price for it is 300 eur pr sq.m. (total price is 304 500 eur).

This could be a great addition to extend the property.

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.

### Property advantages:

Sauna  
Lift

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Price per m<sup>2</sup>:  
1.944 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.081 €

Median price/m<sup>2</sup> of this type  
in this region:  
1.944 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
1.873 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1.418 €

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