

Hotel

Plitvice, Zagreb and Slavonija



Ref	RE-AB-H-90
Type	Hotel
Region	Zagreb and Slavonija
Location	Plitvice
Front line	No
Sea view	No
Floorspace	3510 sqm
Plot size	46785 sqm
No. of bedrooms	47
No. of bathrooms	47
Price	€ 2 500 000

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Unique 3*** star hotel of strategic position on the way to Plitvice Lakes near D-42 magistrala road which goes from Split (Dalmatia) to Zagreb and Rijeka!

Hotel of 3510 sq.m. is the largest hospitality object within 40 km radius and offers:

- 47 rooms (109 beds) - average price per room per night is 45 euro.
- restaurant of 350 seats
- 100 seat conference room
- 80 seat gallery pub
- 90 seat aperitiv bar
- tennis terrains
- socker field (full size)
- pond
- spacious parking

Total land plot area is 11024 sq.m. of building land around and 35761 sq.m. of agricultural land.

Hotel was built in 1980s and is now fully operational with more than 40 years of hospitality tradition. Since 2009 it was owned by one family which undertook complete renovation of hotel building and interior. There is still some space for renovation and upgrade, and for that purpose a grant from European Structural and Investment Fund s received (to be passed over to the Buyer). Grant is expiring in 2021. There is a preliminary project of construction of SPA- and WELLNESS zones.

Hotel has a stable flow of guests:

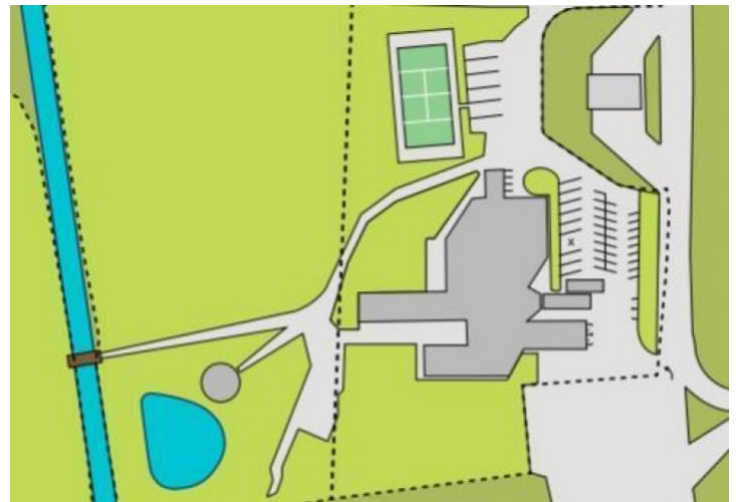
- tourist groups visiting Plitvice lakes (60 km away)
- tourist groups and travellers going from Split (Dalmatia) to Zagreb or Rijeka or Budapest
- school excursions
- team building events, conferences and other business gatherings
- construction and road workers
- weddings and other celebrations
- welcoming sport teams

Super-offer!

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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