

Hotel

Gorski Kotar, Kvarner



Ref	RE-AB-H-110
Type	Hotel
Region	Kvarner > Rijeka
Location	Gorski Kotar
Front line	No
Sea view	No
Distance to sea	50000 m
No. of bedrooms	21
No. of bathrooms	21
Price	€ 1 900 000

Unique 3*** star hotel for sale within green paradise on Gorski Kotar!

Hotel offers 21 rooms of various capacities to accomodate 51 persons.

It also benefits fantastic infrastructure which makes this hotel truly outstanding for this area:

- reception
- conference hall for 40-50 people with modern equipment
- 2 restaurants
- fitness centre of 110 sq.m. with gym, sauna, solarium, hydro-massage (currently under construction)

Close to the hotel there is a green recreation area with tennis terrains, Zoo, bowling facilities, basketball playground, football fields, indoor pool, etc.

It is a perfect location for:

- team building events
- conferences and seminars
- excursion groups
- hiking and skiing tourists

Super-location for ECO-tourism.

Hotel is a family-run business with 96 years of hospitality tradition at the moment and it survived hard 2020 times being fully operational.

It is now one of the best hotels in the area with a great potential of upgrade.

Hotel was given a grant for renovation and expansion in amount of 500 000 eur (can be passed over to the Buyer).

There is a valid building permit for hotel reconstruction and upgrade to 4**** stars (cca. 100 000 eur already invested in reconstruction project, more, cca. 700 000 eur is available as co-financing, some more 300 000 eur needed to invest).

Renovation can be conducted in the name of the Buyer in accordance with the available project.

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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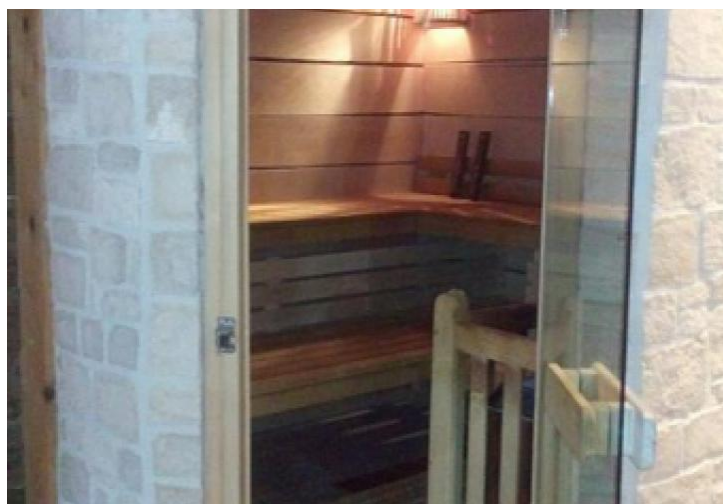
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