

# Hotel

Gorski Kotar, Kvarner



<b>Ref</b>	RE-AB-H-107
<b>Type</b>	Hotel
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Gorski Kotar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	2218 sqm
<b>Plot size</b>	8997 sqm
<b>No. of bedrooms</b>	42
<b>No. of bathrooms</b>	42
<b>Price</b>	€ 1 450 000

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## Gorski Kotar, Kvarner



Unique opportunity for investment in upgrade of existing hotel in mountain region Gorski Kotar region between Zagreb and seaside part of Croatia!

Hotel is currently closed and needs some reconstruction and refurbishment. The plan is to transform the hotel into wellness- and sport-centre of Gorski Kotar!

Total land plot of the hotel is 8997 sq.m.

Hotel building surface is 2218 sq.m. netto.

Hotel offers 42 double rooms to accommodate 84 people.

It was built in 1979 and a design renovation was undertaken in 2009. Hotel is owned by a company (local d.o.o.), for sale are 100% of company shares.

Hotel offers reception, restaurant, bar, lounge area.

There is a plan to apply for financing to redevelop hotel into 4\*\*\*\* star wellness centre. There is a requirement to raise the class of energy efficiency.

It is possible to cover up to 70% of all reconstruction costs via grants.

Estimated cost of renovation and upgrade up to 4\*\*\*\* stars is 1,35 mln euro.

Spacious land plot allows to expand the hotel adding room capacity and additional facilities.

Perfect for investor.

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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Price per m<sup>2</sup>:  
654 €

Average price/m<sup>2</sup> of this type  
in this region:  
954 €

Median price/m<sup>2</sup> of this type  
in this region:  
654 €

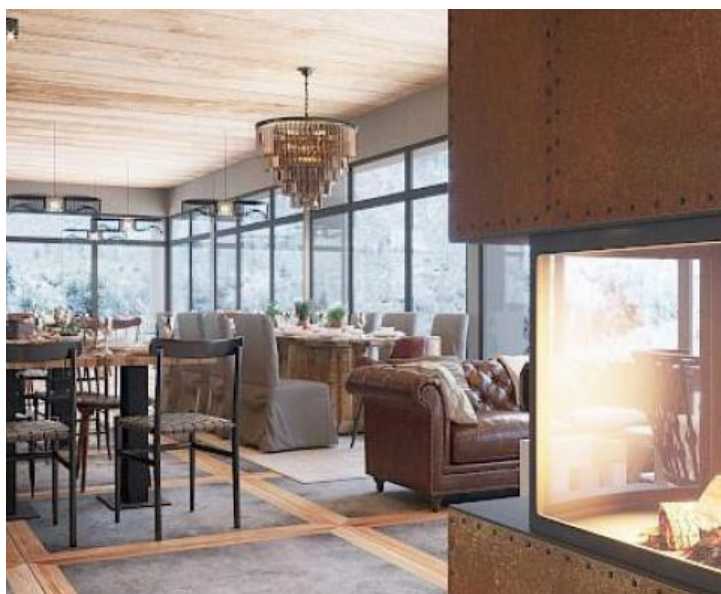
Average price/m<sup>2</sup> of this type  
in Croatia:  
2087 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1773 €



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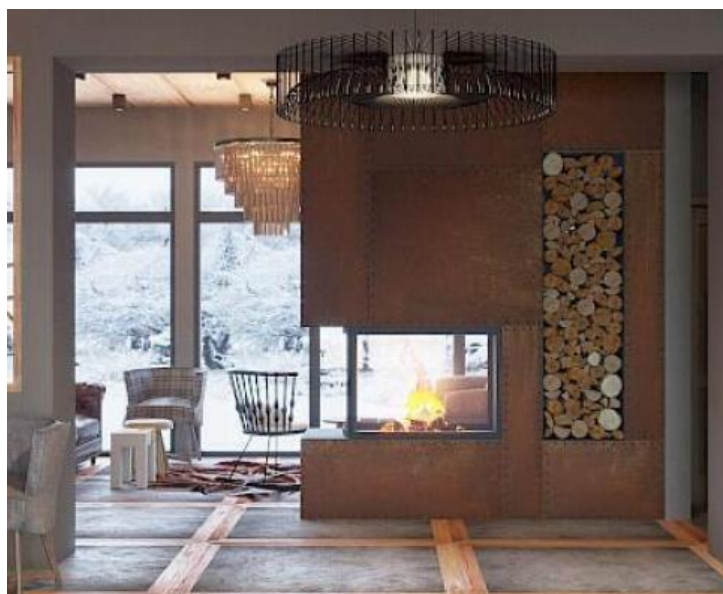
## Gorski Kotar, Kvarner



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