

# Hotel

## Plitvice, Zagreb and Slavonija



<b>Ref</b>	RE-U-7352
<b>Type</b>	Hotel
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Plitvice
<b>Front line</b>	No
<b>Sea view</b>	No
<b>No. of bedrooms</b>	27
<b>No. of bathrooms</b>	27
<b>Price</b>	€ 5 500 000

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Hotel for sale or for rent!

Selling price is 5,2 mln euro, rental fee is 300 000 eur per year!

New hotel for sale near Plitvice Lakes - one of the oldest and one of the largest national park in the Republic of Croatia which is included in a list of UNESCO World Heritage List as a unique natural attraction.

Plitvice is one of the few places in Croatia which attracts tourists all the year round, both international and local. This is outdoor entertainment, so COVID-19 is of no threat to it

This hotel is located less than 6 km from the main entrance to the park.

Official category of hotel is 4\*\*\*\* stars.

It offers 27 rooms and suites (20 are double with two rooms that have disabled access, 3 larger rooms with balconies, 2 single rooms and one hotel suite) and many other facilities:

- spacious lobby and reception
- restaurants for 50 seats indoor and 70 seats outdoors
- wine bar for 12 seats
- lobby bar with 30 seats
- meeting rooms for 30 people
- gym
- wellness with pool
- jacuzzi and sauna

private parking with video surveillance.

Modern equipment and smart-details:

- all rooms are equipped with smart keys
- air conditioning
- LCD / satellite TVs (82cm)
- USB chargers, telephones and free internet.

The hotel has an elevator and WiFi is available throughout the hotel. The hotel was newly built and has not yet opened. An exceptional opportunity for investment and hoteliers!

Therefore there is no information on turnover and profit for previous years. You can implement any concept you like and open it as a brand-new hotel!

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>:  
0 €

Average price/m<sup>2</sup> of this type  
in this region:  
1150 €

Median price/m<sup>2</sup> of this type  
in this region:  
420 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2023 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1567 €



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info@adrionika.com  
www.adrionika.com



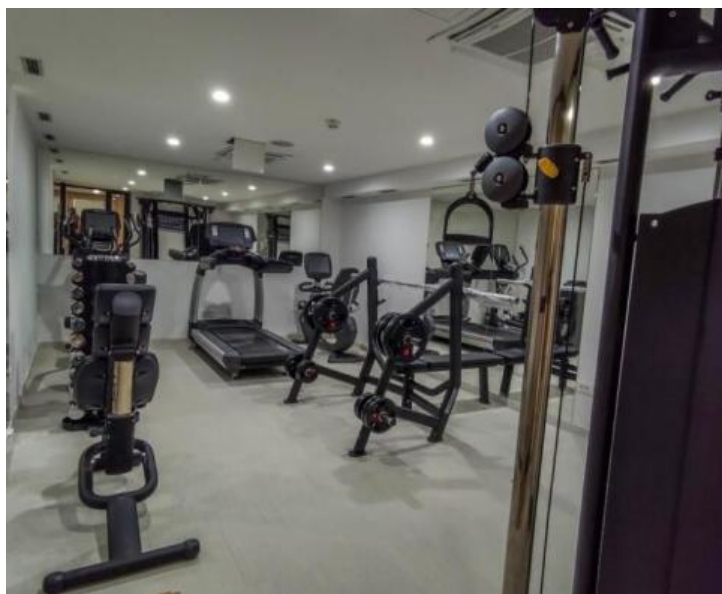
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