

# Hotel

## Sibenik, Dalmatia



<b>Ref</b>	RE-LB-IRO1147
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Sibenik
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	800 m
<b>No. of bedrooms</b>	17
<b>No. of bathrooms</b>	17
<b>Price</b>	€ 5 000 000

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Beautiful 4\*\*\*\* star hotel located in the very center of Sibenik near all historical landmarks just 800 meters from riva and sea.

Unique locaion which guarantees great rentability all over the year, as Sibenik is a magnetic place for tourists, it also hosts multiple festivals, concerts, tournaments and other entertainment activities.

The hotel contains 17 luxuriously decorated rooms with city views.

All hotel rooms are air conditioned, have underfloor heating, WI FI, mini bar, in-room safe, LCD TV, hairdryer ...

Within the hotel there is a wellness area (jacuzzi, Finnish sauna, massage, beauty treatments).

Within the hotel there is a pastry shop with homemade cakes, which is also provided on the hotel terrace where you can enjoy morning coffee or an evening glass of wine.

For all lovers of nature and adventure sports, an additional advantage is the proximity of the Kornati National Park (boat trip) and the Krka National Park (15 km) and zip line, bungee jumping and Banj beach. Split Airport is 50 km from the hotel.

The hotel already has a well-established business in tourism and the expected return on investment is 12 years!

Hotel is owned by a company. It is recommended to purchase 100% of company shares.

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:  
820 €

Median price/m<sup>2</sup> of this type  
in this region:  
0 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2033 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1591 €



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