

# Hotel

## Omis, Dalmatia



<b>Ref</b>	RE-LB-IRO1317
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia > Omiš
<b>Location</b>	Omis
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	180 m
<b>Floorspace</b>	1078 sqm
<b>No. of bedrooms</b>	21

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**No. of bathrooms**

21

**Price**

€ 3 500 000

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Pension of a great location in the small tourist town just 4 km from the center of Omiš. It is 180 m from the beach and the crystal clear sea and beautiful pebble beaches.

The area of the building is 1,078.00 m<sup>2</sup>, spread over 4 floors. This residential and business facility has a total of 20 rooms plus a private apartment (suit).

There are double and triple rooms on the first and second floor.

Family 2+2 rooms are located on the third floor (two double rooms with a shared bathroom).

All rooms are equipped with LCD TV/SAT, shower/toilet, telephone, internet, hotel safe, air conditioning.

The restaurant is located within the hotel and has 60 seats indoors and 90 seats on the covered terrace (150 seats in total).

The facility includes an indoor swimming pool, whirlpool, mini fitness center, solarium and parking for 17 cars.

This beautiful apart-hotel was originally built in 1988 and then renovated in 2012.

It has a well-established business in tourism, and is categorized as an open-type comfort pension.

It is located in an extremely popular destination and represents an excellent business opportunity for the future owner!

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.

### **Property advantages:**

Swimming pool

Gym

Urbanized

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Price per m<sup>2</sup>:  
3.247 €

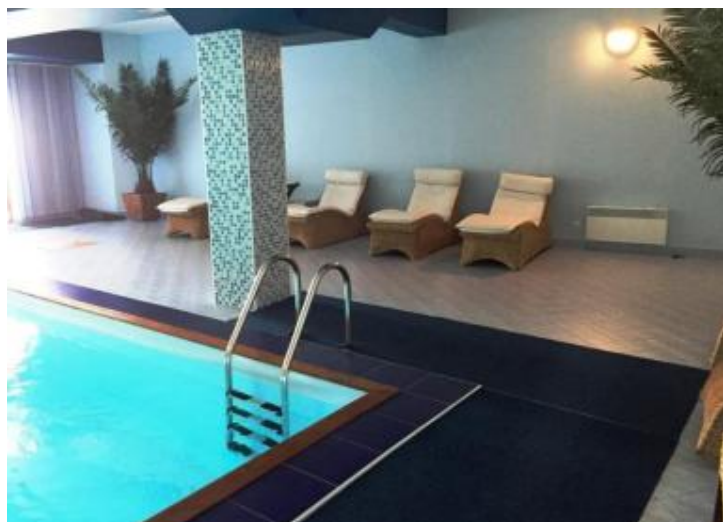
Average price/m<sup>2</sup> of this type  
in this region:  
1.624 €

Median price/m<sup>2</sup> of this type  
in this region:  
1.624 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
37.883 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1.947 €

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