

# Hotel

## Senj, Karlobag



<b>Ref</b>	RE-U-7054
<b>Type</b>	Hotel
<b>Region</b>	Karlobag
<b>Location</b>	Senj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	1000 sqm
<b>No. of bathrooms</b>	15
<b>Price</b>	€ 4 000 000

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New 4 \*\*\*\* hotel on the coast in Senj only 50 meters from the sea!

The town of Senj is one of the oldest towns on the northern Adriatic and is known for its extremely rich and turbulent history. In addition to the urban center, the city area includes 76 km of coastline with several fishing villages, many bays and pristine rocky beaches. The symbol of the city is the fortress Nehaj, built in 1558, from which the famous Senj Uskoks defended the city from foreign invaders - Turks and Venetians.

For sale is a hotel built in 2020 with an official categorization of 4\*\*\*\* stars. Everything in the hotel is of top quality and represents an opportunity for investment given the location.

The hotel of about 1000 m2 is built on three floors on a land plot of 558 m2 just 50 meters from the sea.

Ground floor: restaurant, bar, kitchen, reception, toilet, elevator, terrace.

1st floor: 6 rooms with bathroom. 2nd floor: 6 rooms with bathroom.

Attic: office, 2 bedrooms, laundry room, bathroom, archive, additional room.

Top quality construction. Solar panels, parking, possibility of concession on the beach.

It is one of the few quality hotel in close vicinity to magnificent Velebit mountains.

This area is now rapidly gaining recognition of a top tourist destination.

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>:  
4000 €

Average price/m<sup>2</sup> of this type  
in this region:  
1872 €

Median price/m<sup>2</sup> of this type  
in this region:  
2007 €

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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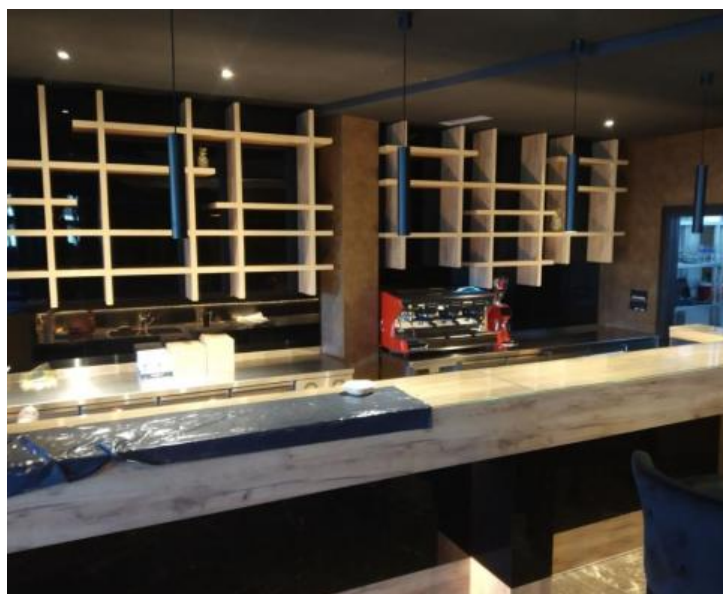


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