

Hotel

Fužine, Kvarner



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|-------------------------|------------------|
| Ref | RE-U-22786 |
| Type | Hotel |
| Region | Kvarner > Rijeka |
| Location | Fužine |
| Front line | No |
| Sea view | No |
| Distance to sea | 30000 m |
| Floorspace | 1200 sqm |
| No. of bathrooms | 20 |
| Price | € 2 180 000 |

Hotel with Exceptional Potential in Gorski Kotar!

Discover an intriguing property with outstanding potential in the heart of Gorski Kotar, beautifully situated near a serene lake. This property, registered as a hostel, provides both accommodation and dining services for its guests. The building boasts a total area of 1,208 m² and includes a 900 m² private garden. The ground floor covers 459 m² and features a restaurant, kitchen, hallway, office spaces, laundry room, guest and staff restrooms, utility room, and a spacious event hall.

An internal staircase leads to the first floor, which comprises 12 rooms with private bathrooms and two rooms without bathrooms. Additionally, the mezzanine hosts a 210 m² storage room and a smaller kitchen for guests, approximately 15 m². The attic includes 11 more rooms: five with private bathrooms and the remaining configured as family rooms, each with two rooms sharing a single bathroom. The property is equipped with PVC and aluminum carpentry with double glazing for enhanced insulation.

Heating is managed by a liquid fuel boiler room with a reservoir located in the yard. The garden offers ample opportunity for investment in additional tourist facilities, tailored to the new owners' preferences and needs. Ample parking is available.

Conveniently located just 25 minutes from Rijeka and the coast, and 10 minutes from the Rijeka-Zagreb highway, this property is in Fužine, a well-known tourist destination for nature enthusiasts seeking tranquility and forested landscapes. This opportunity is exclusively for investors who can recognize the significant value of this prime location and facility.

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.

Price per m²:
1817 €

Average price/m² of this type
in this region:
761 €

Median price/m² of this type
in this region:
654 €

Average price/m² of this type
in Croatia:
2024 €

Median price/m² of this type
in Croatia:
1567 €

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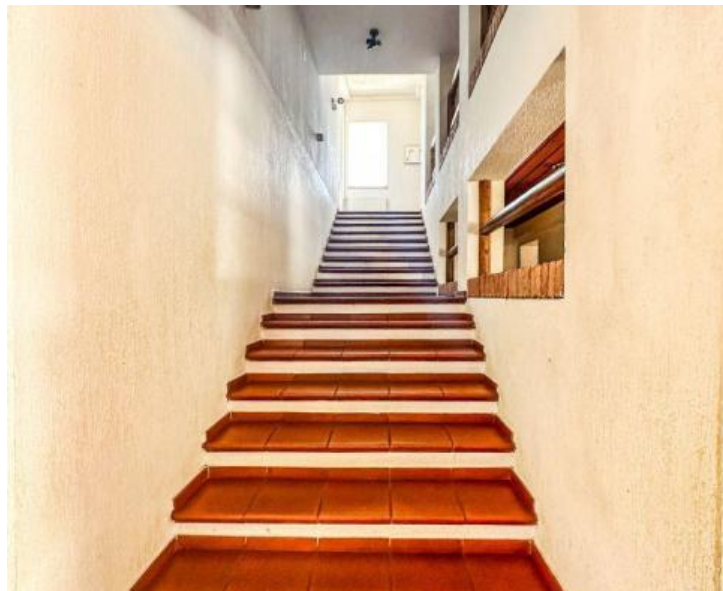
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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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