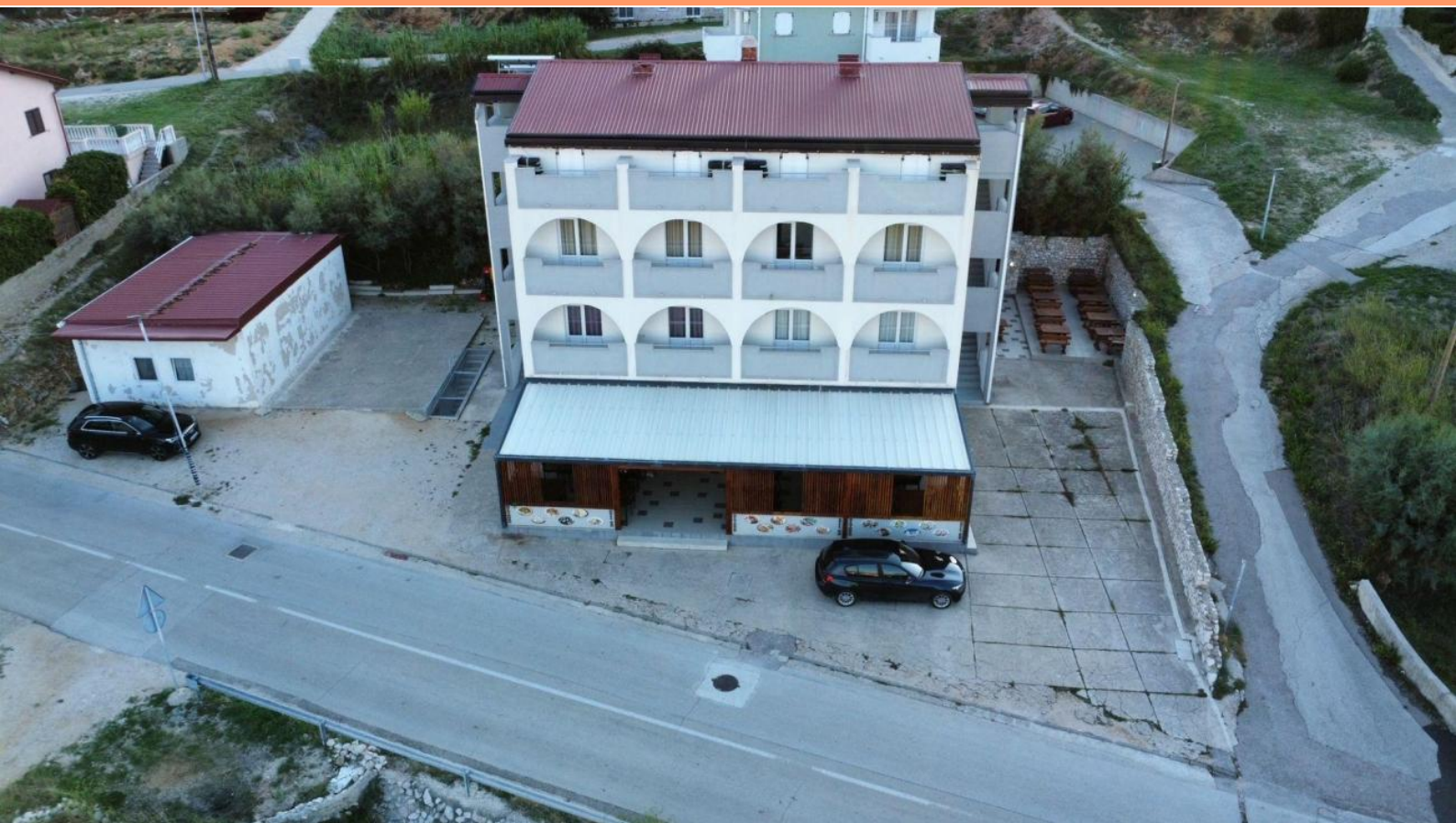


Hotel

Pag, Karlobag



Ref	RE-U-33488
Type	Hotel
Region	Karlobag
Location	Pag
Front line	No
Sea view	Yes
Distance to sea	199 m
Floorspace	750 sqm
Plot size	617 sqm
No. of bedrooms	24
No. of bathrooms	24
Price	Price upon request

Hotel

Pag, Karlobag



Hotel with a Restaurant Near the Sea, mere 100 meters from the Sea on Pag island (peninsula)!

A guesthouse with a sea view is for sale in the town of Pag, located on Pag Island. The building has a total area of 750 m² and is situated on a 617 m² land plot.

On the ground floor, there is a reception area, restroom facilities, a kitchen equipped with HACCP tools, and a dining area with 30 indoor and 40 outdoor seats. The kitchen includes two cold storage rooms and a pantry. Also on the ground floor is a restaurant with 60 seats (20 indoor and 40 outdoor), which operates as a separate unit.

The first, second, and third floors, accessed via separate side entrances, house 24 air-conditioned rooms, each with its own bathroom and balcony. The courtyard includes private parking. Hot water is supplied by solar panels, and the central water heater has a 2,000-liter capacity. The entire property was renovated in 2018, including new installations, flooring, carpentry, and furniture. The guesthouse is owned by a legal entity and is being sold as such.

This property, with its well-established tourist business, represents an excellent investment in tourism, with an expected return on investment in 10-12 years. It is in a highly attractive location, just 100 meters from the beach and 1 km from the town center. Nearby, there are numerous restaurants and shops. Pag Island is the fifth-largest island in the Adriatic Sea by size, but with a coastline of 302.47 km, it is the most indented island in the Adriatic. The island is also known for its sparsely vegetated areas, often compared to the surface of the moon.

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.

Hotel

Pag, Karlobag



Average price/m² of this type
in this region:
1647 €

Median price/m² of this type
in this region:
1414 €

Average price/m² of this type
in Croatia:
2036 €

Median price/m² of this type
in Croatia:
1591 €

Hotel

Pag, Karlobag



Hotel

Pag, Karlobag



Hotel

Pag, Karlobag



Hotel

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Hotel

Pag, Karlobag



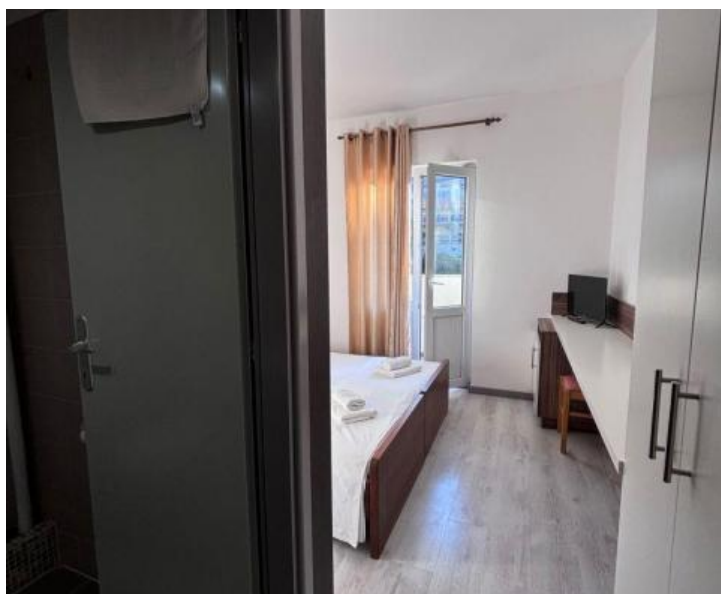
Hotel

Pag, Karlobag



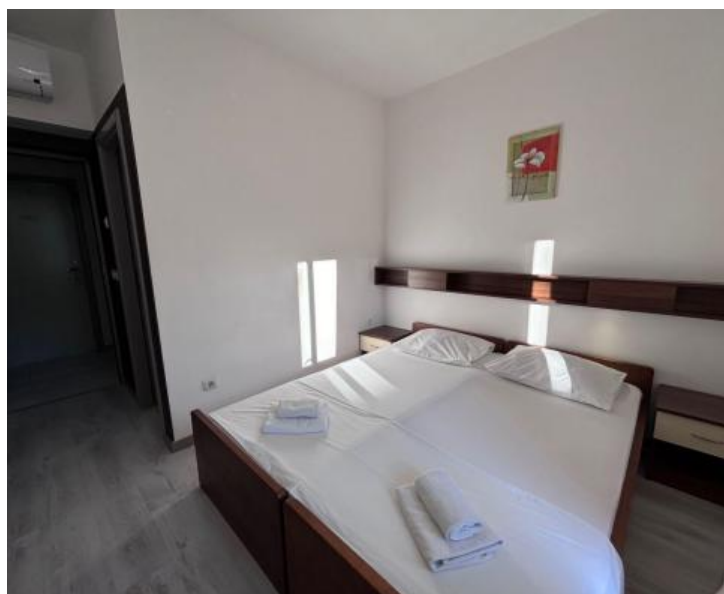
Hotel

Pag, Karlobag



Hotel

Pag, Karlobag



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