

Hotel

Pag, Karlobag



Ref	RE-U-34611
Type	Hotel
Region	Karlobag
Location	Pag
Front line	Yes
Sea view	Yes
Distance to sea	50 m
Floorspace	3500 sqm
No. of bedrooms	52
No. of bathrooms	52
Price	€ 4 950 000

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

Beachfront Hotel for Sale on the 1st line to the Sea on Pag Island (Peninsula)!

We are offering for sale a beachside hotel constructed in 2006-2007, with a total area of 3,500 m² spread across seven floors, all connected by both guest and service elevators, with 52 accommodation units in total (49 rooms and three apartments).

Basement Level

The lowest level includes a basement with a garage that accommodates 17 cars, along with a boiler room, swimming pool equipment and fire safety station, food storage, staff facilities, and guest restrooms (separate men's and women's restrooms, as well as accessible facilities).

Ground Floor

The ground floor features an entrance hall with reception, a lobby bar (30 seats), a restaurant (110 seats), a kitchen, storage areas, three business spaces facing the street, and a laundry room.

First Floor

On this level, there are two rooms with views of the parking area, seven sea-view rooms, maid quarters, an aperitif bar, a wellness area with a sauna, massage rooms, and a jacuzzi, along with a terrace, heated outdoor pool, and a sun deck.

Second, Third, and Fourth Floors

These floors follow the same layout, each containing two rooms facing the parking area, ten sea-view rooms, one sea-view apartment, and maid quarters.

Fifth Floor

This floor is an open space suitable for various purposes, providing flexibility for the new owner's vision.

Accommodation Capacity

The hotel has a total of 10 parking-view rooms, 39 sea-view rooms, and three sea-view apartments.

Each room covers 26.5 m², including a 5 m² bathroom and a 4 m² loggia.

Apartments consist of a bedroom and a living room, totaling 46 m² (with a 6 m² bathroom) and include a 6 m² loggia.

The entire hotel is decorated in the elegant Biedermeier style.

Hotel

Pag, Karlobag



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



Price per m²:
1414 €

Average price/m² of this type
in this region:
1411 €

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

Average price/m² of this type
in Croatia:
1876 €

Median price/m² of this type
in Croatia:
1440 €

Hotel

Pag, Karlobag



Hotel

Pag, Karlobag

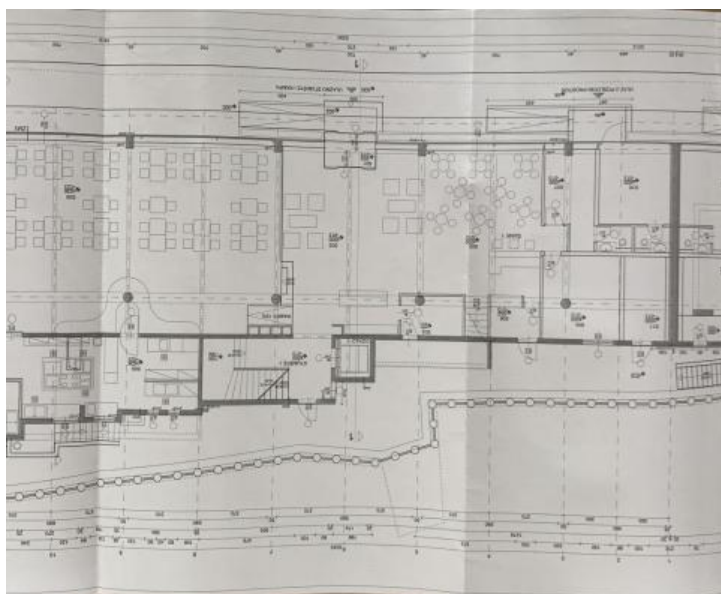


Hotel

Pag, Karlobag



Hotel Pag, Karlobag



Hotel Pag, Karlobag

