

# Hotel

## Rabac, Istria



<b>Ref</b>	RE-AB-H-15
<b>Type</b>	Hotel
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Rabac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	950 m
<b>Floorspace</b>	1900 sqm
<b>Plot size</b>	3462 sqm
<b>No. of bedrooms</b>	12
<b>No. of bathrooms</b>	12
<b>Price</b>	€ 4 500 000

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We offer a small boutique hotel with a modern interior design, located on a protected part of the hillside above Rabačka Vala with a wonderful panoramic view of the Kvarner Bay, the islands of Cres, Lošinj, Unije, etc. The hotel has a restaurant that offers creative Mediterranean and Istrian cuisine, an outdoor pool with a wonderful terrace and a Mediterranean garden where food and drinks are served in the summer months. There are 50 beds in a total of 12 suites, an elevator, AC, parking, and everything else that a 4\*\*\*\* hotel should have.

The hotel comes with a spacious territory of 3462 sq.m. with 50 olive trees, swimming pool, outdoor dining area.

The hotel was opened until July 10, 2004 and is one of the first and most successful small family hotels in Istria.

Hotel is owned by the company and for sale is 100% of company shares.

### **Basic data:**

Territory - 3462 m2.

Building - approx. 1900 m2 - 50 beds in 12 suites.

The possibility of construction of another building of 1750 m2 gross.

The hotel is fully equipped as per 4 \*\*\*\* standards.

Kitchen equipped for 200 meals.

Number of guest nights per year: between 4,500 and 6,500.

### **Reservation flow is as follows:**

60% of the internet reservation service

15% agencies

25% yourself via own website and reception

### **Staff:**

The staff is trained for a 4-star hotel, we have the following employees throughout the year:

1. 1 person as the main receptionist / booking / sommelier / speaks 4 languages...
2. 1 person Restaurant manager / sommelier / 3 languages .....
3. 1 person Receptionist 2 / speaks 2 languages
- 4 1 person Cook
5. 1 person Household

In the high season, hotel employs another 7-10 people

(This is a small hotel, the rules for a big hotel do not apply, everyone does everything, they are trained for multiple jobs,

...the receptionist helps in the restaurant, the waiter is another receptionist, the housekeeper works in the kitchen, etc.)

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Hotel started operating in 2004, over the years the building has been well maintained, the facade was renovated 5 years ago, as well as furniture, TV completely new this year, etc.

The property itself can be converted into apartments, a private villa or residence, polyclinic. Another 20-25 rooms can be added, for which there is a conceptual design.

There is a project for the green transition and digitization of the hotel, which includes the renovation of the entire hotel outside and inside, 10 cm of stone wool on the facade, new carpentry, digitalization of the boiler room and the heating and cooling system, upgrading the intelligent room system, solar power plant 17 kW on the roof with a hybrid inverter to insert batteries in the future, new SW for the hotel and restaurant that has already been acquired, etc.

The assessment of the court appraiser in the attachment from 2022 is €5.7 million.

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>:  
2368 €

Average price/m<sup>2</sup> of this type  
in this region:  
1106 €

Median price/m<sup>2</sup> of this type  
in this region:  
0 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2024 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1567 €

# Hotel

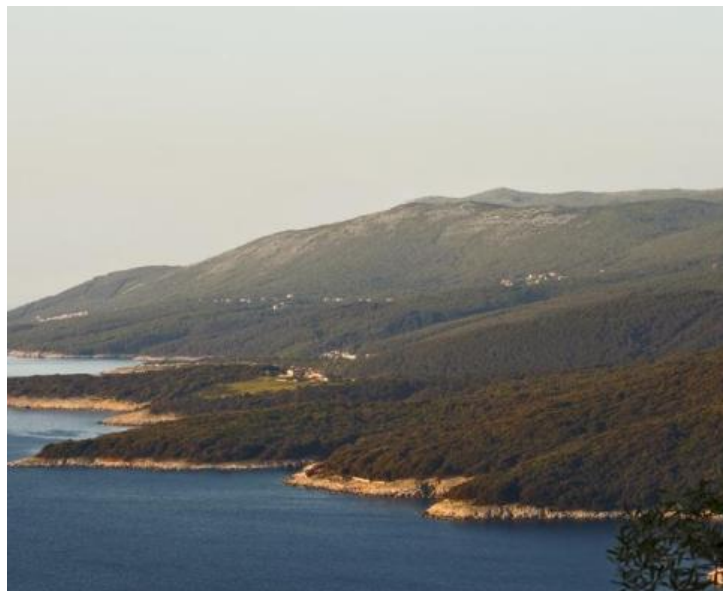
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