

# Hotel

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-37848
<b>Type</b>	Hotel
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	45 m
<b>Floorspace</b>	1800 sqm
<b>No. of bedrooms</b>	33
<b>No. of bathrooms</b>	33
<b>Price</b>	€ 5 500 000

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### Exclusive Hotel in the Heart of Selce - A Prime Investment Opportunity!

We present a unique investment opportunity – a prestigious hotel in Selce, located just **45 meters from the sea**. This elegant property spans **1,438 m<sup>2</sup> of land** and **1,800 m<sup>2</sup> of interior space**. Although currently rated as a **3-star hotel**, its facilities and equipment already meet the criteria for an upgrade to **4 stars**.

### Accommodation & Facilities

The hotel offers a total of **75 beds**, distributed across:

- **24 elegant standard rooms**
- **1 luxury suite**
- **2 spacious family rooms**

To ensure convenience for guests, the hotel provides **15 outdoor parking spaces** and **2 private garages**.

At the heart of the hotel's offering is a **spacious restaurant** with a total capacity of **350 seats**:

- **150 seats indoors**
- **200 seats on the expansive terrace**, ideal for events and fine dining.

Guests can also enjoy:

- A **heated swimming pool** with a depth of up to **180 cm**
- A **large sunbathing terrace**
- An **exclusive cocktail bar** in the hotel's tower, offering a **panoramic sea view**

### Rich History & Modern Renovations

Originally built in **1930**, the hotel was **renovated in 2002** and underwent a **complete modernization in 2018**. While maintaining its **authentic Mediterranean charm**, it now meets all contemporary **technical and energy standards**.

### Advanced Infrastructure

Designed for seamless operation, the hotel's technical facilities include:

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- **Reception area**
- **Laundry room**
- **Two boiler rooms** (one with **two furnaces**, the other with **three large water tanks**)
- **Two storage areas**
- **A spacious, fully-equipped kitchen** with **two walk-in refrigerators** and a dedicated meat preparation area
- **A mechanical room**
- **A 7-ton oil storage tank**

### Staff Accommodations

A **dedicated staff apartment** is located in the attic, featuring:

- **4 bedrooms**
- **2 bathrooms**
- **A small terrace and balcony**

### Energy Efficiency

Each hotel room is equipped with **air conditioning**, and the entire property benefits from **central heating**. Additionally, **solar panels** installed on the **roof and garage** significantly **reduce energy costs and increase sustainability**.

### An Unmissable Investment in Adriatic Tourism

With its **prime location**, **top-tier amenities**, **historic charm**, and **modern upgrades**, this hotel represents an **exceptional opportunity** for investors looking to set new hospitality standards on the Adriatic coast.

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>:  
3056 €

Average price/m<sup>2</sup> of this type  
in this region:  
1383 €

Median price/m<sup>2</sup> of this type  
in this region:  
1000 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2023 €

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



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