

Hotel

Crikvenica, Kvarner



Ref	RE-AB-H-22
Type	Hotel
Region	Kvarner > Crikvenica
Location	Crikvenica
Sea view	Yes
Distance to sea	200 m
Floorspace	630 sqm
Plot size	600 sqm
No. of bedrooms	8
No. of bathrooms	8
Price	€ 1 800 000

**Excellent investment property in Crikvenica - 5 star boutique-hotel under construction!
Completion of construction expected in 2-3 months (then the price will rise to 2 mio euro).**

Spa-hotel just 200 meters from the sea under construction!
Modern architecture, *****5 star project, unique for Crikvenica!
Potential to work all the year round, 365 days a year!

Hotel will have as per project:

- swimming pool
- breakfast room/restaurant
- relax zone
- spa-area
- bar by the pool
- reception hall
- 13 apartments
- elevator
- panoramic terrace of 80 m²
- parking zone for 4 smaller cars (potential to rent adjacent parking place for 10 more cars)

Current price is 760 000 eur.

Turn-key price is about 1,75 mln euro (depends upon equipment).

PROJECTED FINANCIALS:

ONE-YEAR - for 8 units - 236 440 eur per year (cca 13% per annum)

ONE YEAR - for 14 units - 380 000 eur per year (cca 21% per annum)

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 m²:
2857 €

Average price/m² of this type
in this region:
1383 €

Median price/m² of this type
in this region:
1000 €

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

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

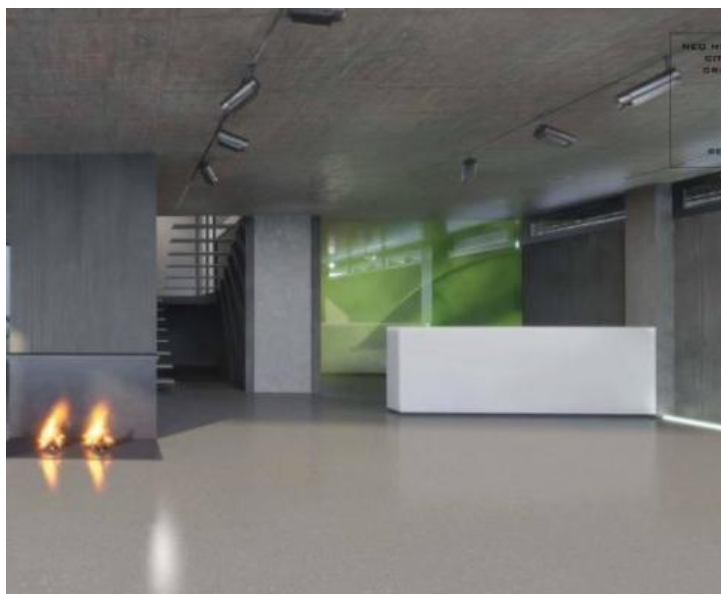
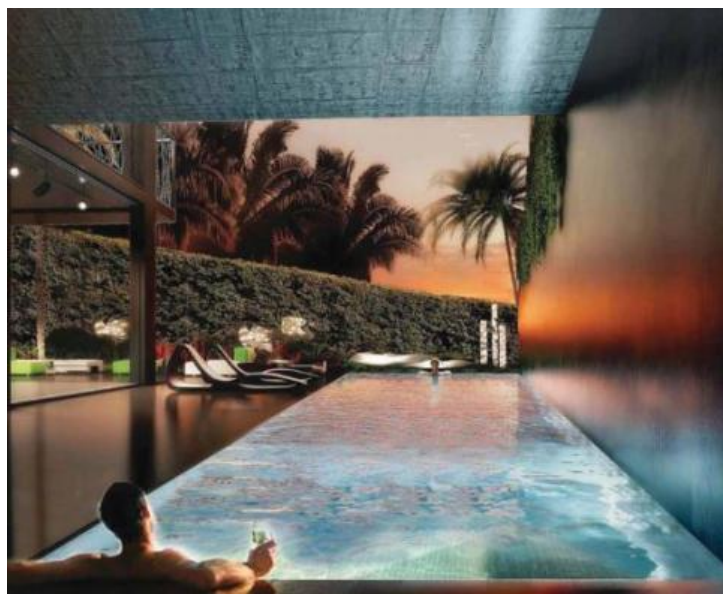
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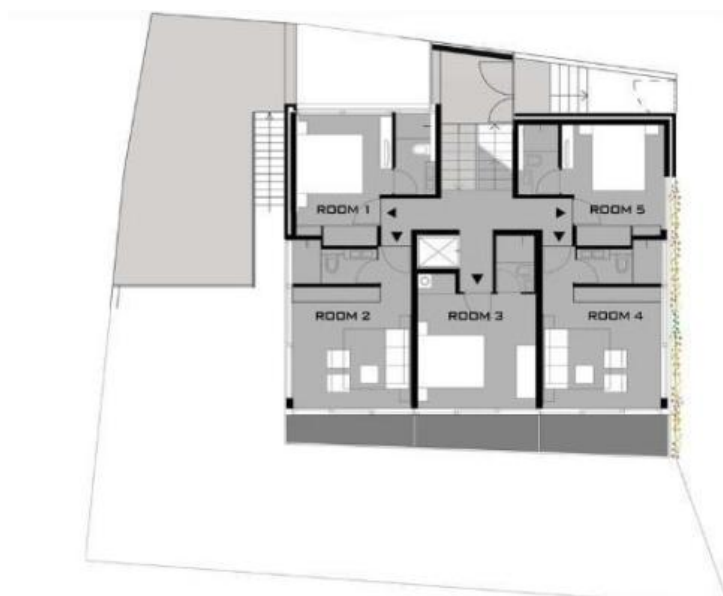
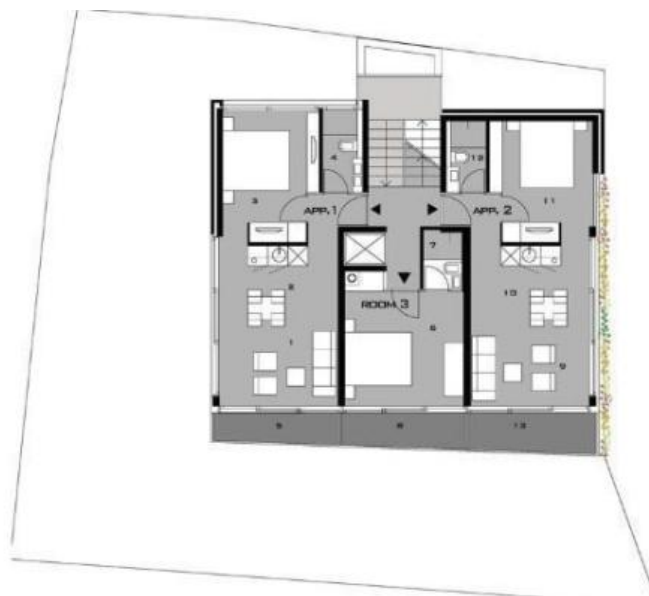
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1.floor	1.floor	1.floor-C	2.floor	2.floor	2.floor	3.floor
7 doublebed room	1 doublebed room	1 doublebed room	2 doublebed room	1 doublebed room	2 doublebed room	7 doublebed room
200 €	200 €	200 €	200 €	200 €	200 €	200 €
60 €	40 €	60 €	60 €	40 €	60 €	70 €
80 €	80 €	80 €	80 €	80 €	80 €	100 €
120 €	70 €	120 €	120 €	70 €	120 €	130 €
31040 €	20010 €	31040 €	31040 €	30810 €	31040 €	36130 €
336440 €						

I, Hotel - Appartments :

·YEAR PERIOD FINANCIAL 236 440.- € / Year

I, Hotel - Rooms :

·YEAR PERIOD FINANCIAL ca. 380 000.- € / Year

GROUND FLOOR : 180M2,
RECEPTION, FITNESS -ATRIUM / JACUZZI , COVERED POOL , TERRACE, LIFT

FLOOR : 136 M2
35M2 APPARTMENTS, 1 X DOUBLE BEDROOM, TERRACE, BALCONYS, LIFT

FLOOR : 119 M2
35M2 APPARTMENTS, 1 X DOUBLE BEDROOM, BALCONYS, LIFT

FLOOR : 108 M2
45M2 APPARTMENTS, DOUBLE BEDROOM, TERRACE, LIFT

FLOOR : PANORAMIC VIEW TERRACE 80 M2