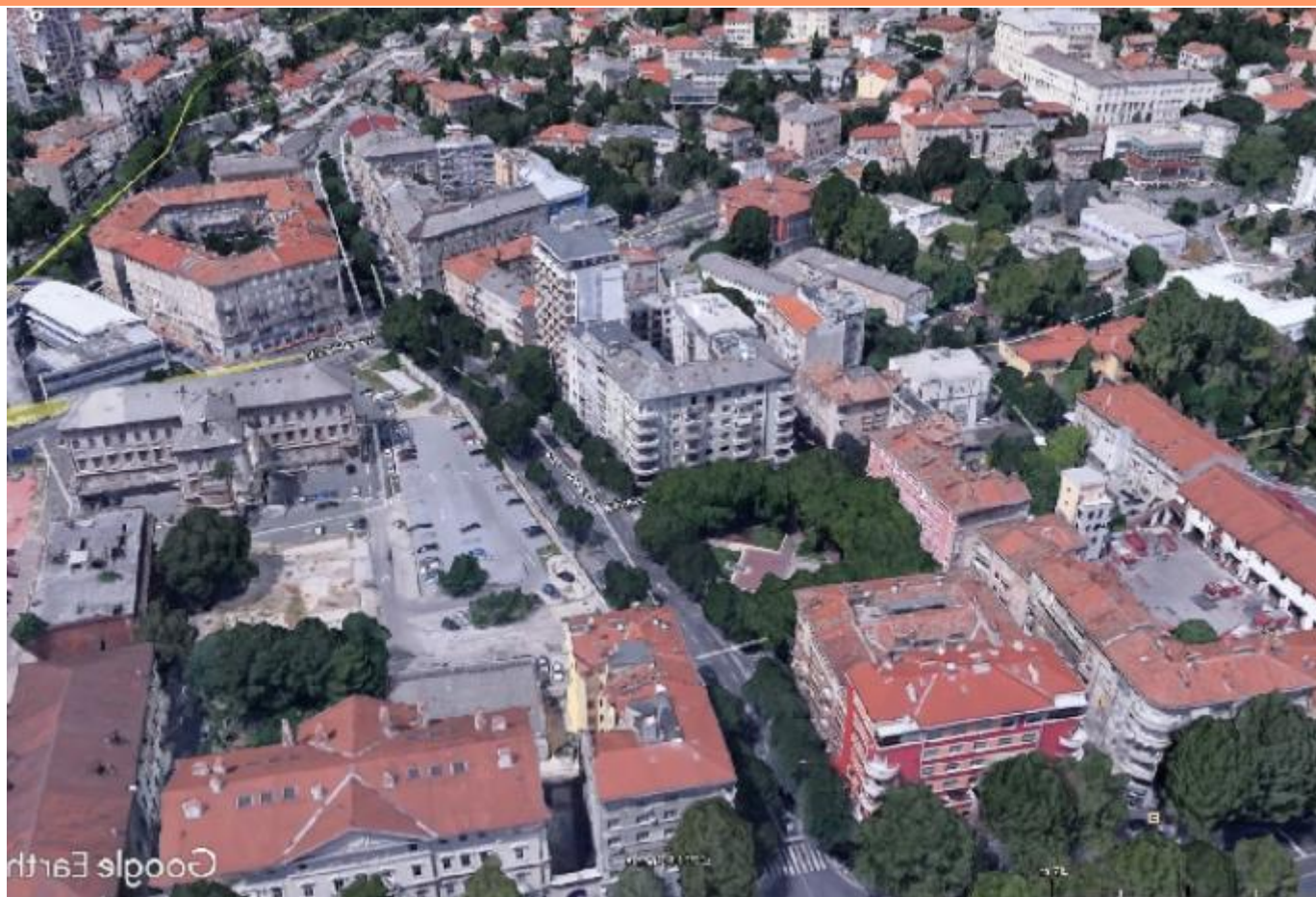


Investment project

Rijeka, Kvarner



Ref	RE-AB-H-40
Type	Investment project
Region	Kvarner > Rijeka
Location	Rijeka
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	14000 sqm
Plot size	2600 sqm
Price	Price upon request

Investment project

Rijeka, Kvarner



Project of modern art hotel in the centre of Rijeka - advantageous position next to Museum of Modern Art and City of Rijeka!

Potential Museum Quarter 4-5 star hotel.

Alternatively, it can be treated as 3 super hotel due to location next to bus station, railway station and state hospital.

Land plot of 2600 sq.m. is in state ownership at the moment. Upon official tender selling price is supposed to be cca. 500 eur per sq.m.

It is possible to build up to 14000 sq.m. plus 5600 sq.m. for underground garages.

Project of 4-5 star hotel suggests:

- 127 rooms and suits (it is possible to make 250-300 rooms if we add several floors)
- reception
- technical spaces
- restaurant/bar/lobby bar/caffe bar
- kitchen
- several conference rooms
- swimming pool, fitness area, sauna, massage
- office spaces
- congress center
- underground garage

Landmark property for Rijeka.

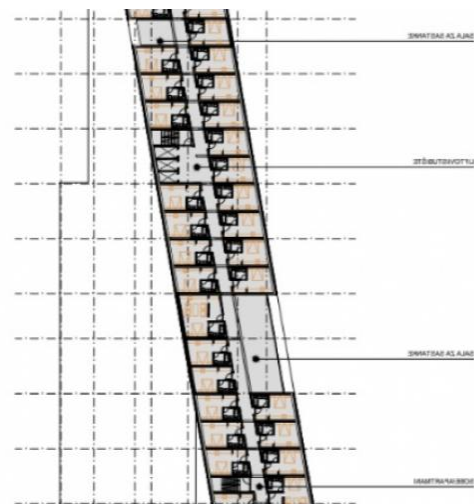
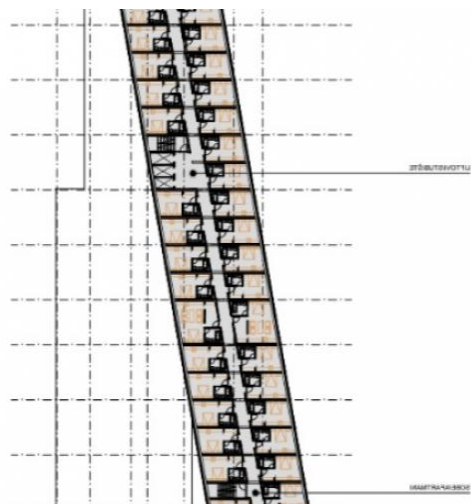
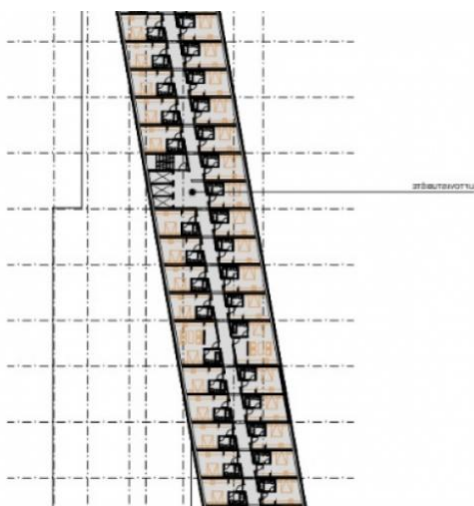
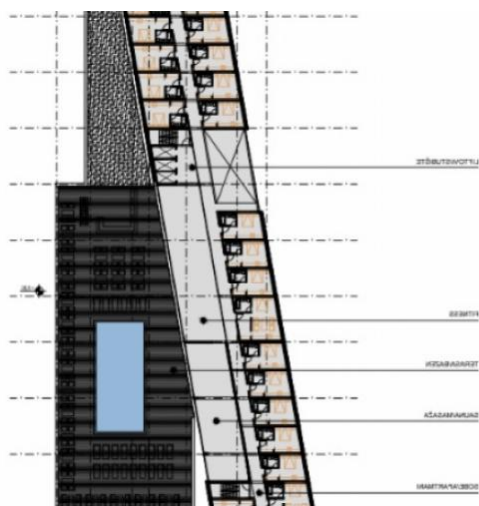
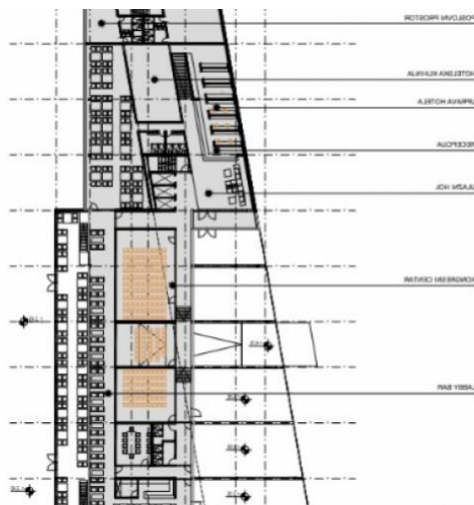
More information provided upon request.

Agency commission for this property purchase shall be 6% + VAT.

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.

Investment project

Rijeka, Kvarner



Investment project

Rijeka, Kvarner

