

# Hotel

## Cres, Other islands



<b>Ref</b>	RE-AB-H-35
<b>Type</b>	Hotel
<b>Region</b>	Other islands
<b>Location</b>	Cres
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	3275 sqm
<b>Plot size</b>	5823 sqm
<b>No. of bedrooms</b>	29
<b>No. of bathrooms</b>	29
<b>Price</b>	€ 4 200 000

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### Promo price till the end of 2024!

**\*\*\*\*4 star hotel complex on island Cres with great development potential with hotel, restaurant, wellness centre with swimming pool, conference rooms, staff building.**

**One of the few hotels on Cres.**

**Just 300 meters away from a wonderful beach.**

**Lovely sea views from the elevated position.**

Hotel has 24 modern double rooms and 5 suites (apartments). The entire ambience is associated with the blue of the sea and thereby further enhances the experience of the coastal region. The balconies of the rooms have a view of the sea or the forest, and these are the most beautiful scenes with which you can start and end every day. For all guests who want complete comfort during their vacation, we have equipped the rooms with air conditioning, heating, SAT TV and a telephone. The bathrooms are elegantly and practically decorated, and each has a shower and a hair dryer. Free Wi-Fi internet is also available to guests. Some guests will find it important to know that pets are also welcome in the hotel, with the exception of the restaurant area.

Hotel benefits:

- reknown restaurant with wonderful terrace - restaurant capacity 150 external sites and 50 places in internal Café 30 seats, kitchen.
- indoor swimming pool 0f 50 sq.m. and massage studio

Hotels belongs to the company.

Hotel complex offers hotel, restaurant and staff building.

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### RESTAURANT

Layout Area **770 m2 (Pd+S+P+1),**

Built area **1856,9 m2**

Yard **2.441 m2**

**Basement** - medical- wellness with indoor swimming pool 50 m2 storages, refrigerators for kitchen, laundry.

**Ground floor** - Restaurant and coffe shop

Restaurant capacity 150 external sites and 50 internal Café 30 seats , kitchen.

**First floor**= 3 suites plus 1 apartment owner 163.70 m2 (4 apartments) and office

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### HOTEL BUILDING

Layout Area **701 m2 (S+P+1)**  
Built area **1306,61 m2**  
Yard/garden **680 m2**

There are in total 31 bedrooms within 29 accomodation units, max capacity of 100 beds, reception, cafe, meeting room for 60 people with equipment

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### ADDITIONAL BUILDING PLOT

Total surface is **1284 m2** with permission for building willa of 717 m2, 2 floors, with the foundations buildt, and all infrastructure. Possible reuse of buildings and an increase in the 1170 m2 and build 18 hotel rooms.

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### BUILDING FOR EMPLOYEES

Additional building for employees has total surface of 110 m2. It had central heating, 5 bedrooms, 2 bathrooms, a common entrance hall.

**TOTAL LAND PLOT: 5823 m2**

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### THERE ARE POSSIBILITIES FOR FURTHER EXPANSION:

#### **Phase 1 investment:**

**It is possible to** purchase adjacent land app 30.000 m2 which can give **additional 300-350 beds.**

#### **Phase 2 investments:**

Purchase of **land app. 90,000 m2** and the construction of hotels and tourist facilities with the maximum number of **beds in 1200.**

#### **Phase 3 Investments:**

**Marina** with 200-400 berths for yahts with supporting buildings and facilities is 250 m from existing hotel.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
1282 €

Average price/m<sup>2</sup> of this type  
in this region:  
1370 €

Median price/m<sup>2</sup> of this type  
in this region:  
1282 €

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

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

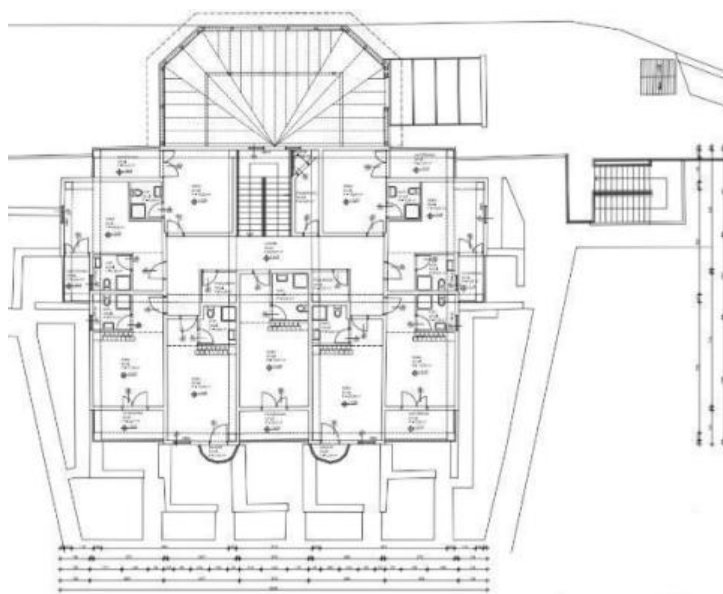
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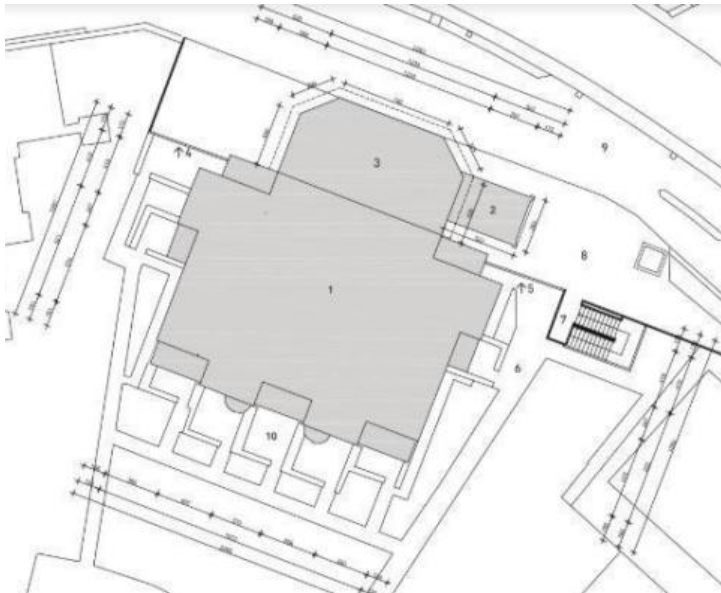
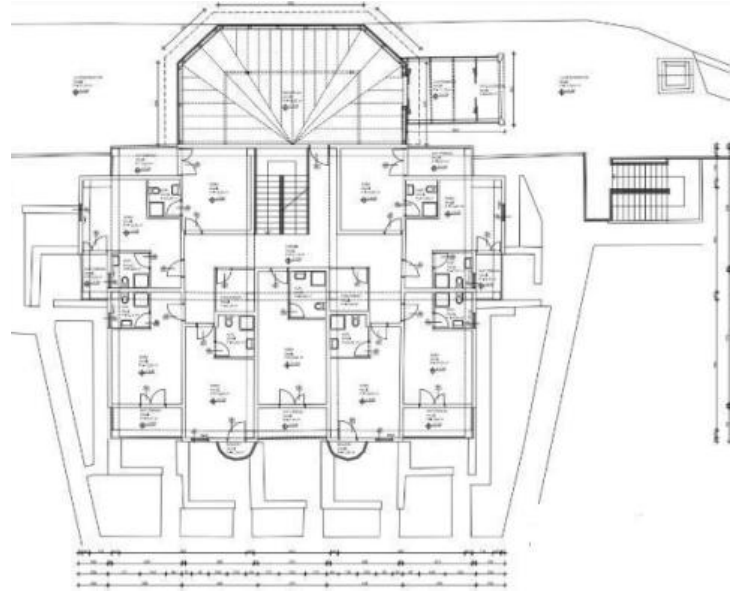
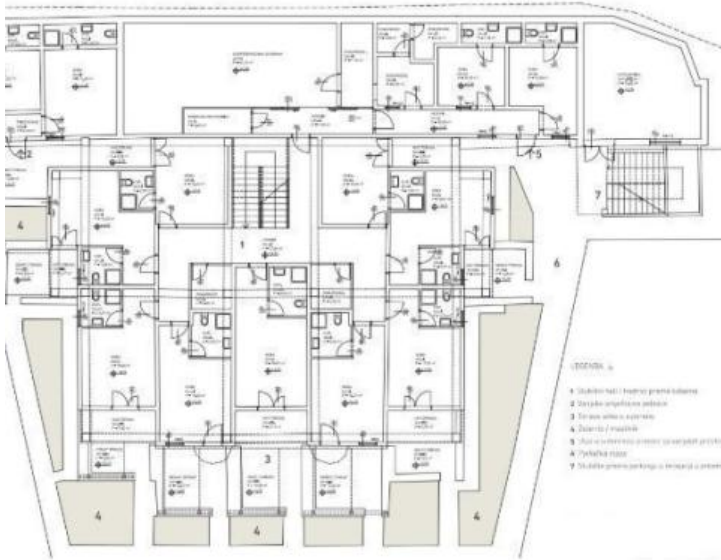
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