

Hotel

Zagreb, Zagreb and Slavonija



Ref	AB-H-ZagHot
Type	Hotel
Region	Zagreb and Slavonija
Location	Zagreb
Front line	No
Sea view	No
Floorspace	1183 sqm
Plot size	1001 sqm
No. of bedrooms	30
No. of bathrooms	30
Price	€ 3 500 000

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Three 3* star hotel structures for sale in Zagreb. It is located cca. 2 km from city centre. Hotels have official category of 3 stars. Offered in a package. MAIN BUS STATION is almost opposite the hotels.**

1. Hotel.

The total land 302 m² (building 153 m² + 149 m² yard).

The total area of the Hotel building is 558.91 m² (basement 112.07 m² + ground floor 114.29 m² + first floor 120.5 m² + second floor 120.65 m² + recessed floor 91.40 m²)

The hotel has 19 rooms (3 single rooms and 16 double rooms) and one hotel apartment - a total of 35 beds + apartment. Total of twenty accommodation units.

2. Hotel.

The total land area is 299 m² (building 155 m² + yard 144 m²).

The total area of Hotel building is 484.55 m² (Ground floor 118.14 m² + basement 114.44 m² + I floor 120.89 m² + II floor 99.54 m² + terraces 31.54 m²).

Hotel has 9 rooms (1 single room + 5 double rooms + 3 triple rooms) and one hotel apartment, a total of 20 beds + apartment. Total of ten accommodation units.

3. Family house-dependanse.

Total land area 400 m² of which (house 145 m² + yard 255 m²).

The house is 145 m² and consists of a duplex apartment 80 m² + 2 rooms with 4 beds total 65 m². Three accommodation units.

On the ground floor there is an equipped laundry room - laundry and ironing for the needs of the hotel.

SUMMARY:

For sale are two buildings of the Hotel and a house with a total net building area of 1,183.46 m² + a yard of 548 m² which is not covered by a building and 453 m² covered by buildings (1001 m² total land of three locations).

Total number of rooms is 28 plus 2 hotel suites, total number of accommodation units is 30, total number of beds 59.

The hotel apartment is with one double bedroom, there are two such apartments.

The house has a duplex apartment of 80 m² + 2 rooms 65 m² with 4 beds. This is extra 3 accommodation units. However, it is recommended to demolish the house building for the sake of construction of the third proper hotel.

The annual turnover for 2019 is HRK 3,527,736.89 - cca. 500 000 eur.

The price for everything is EUR 3,500,000.00.

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:
2959 €

Average price/m² of this type
in this region:
1150 €

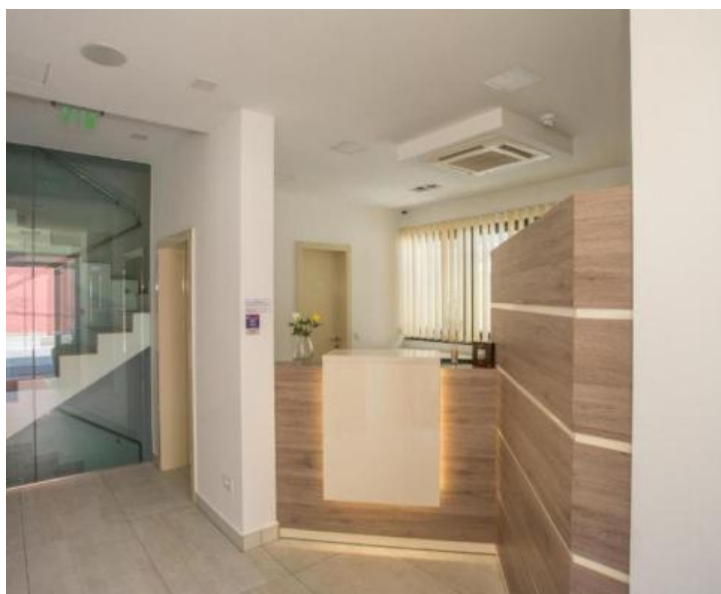
Median price/m² of this type
in this region:
420 €

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

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

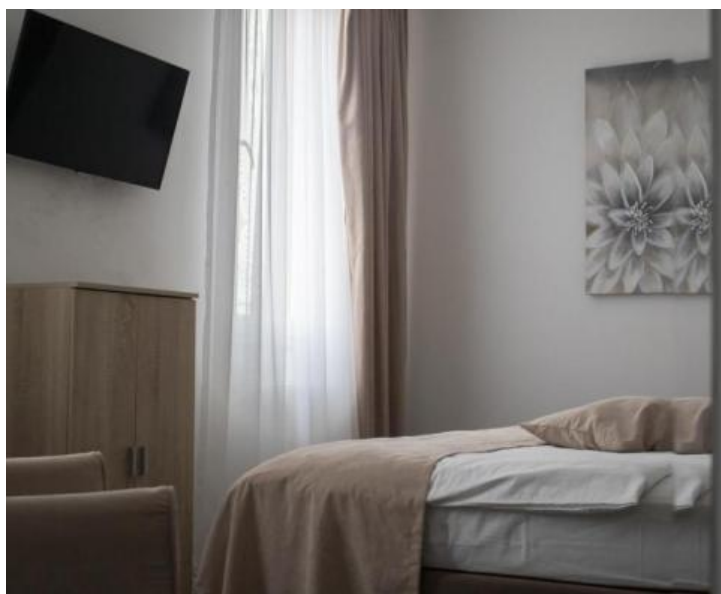
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