

Hotel

Vrbovsko, Kvarner



Ref	RE-AB-H-93
Type	Hotel
Region	Kvarner > Rijeka
Location	Vrbovsko
Front line	No
Sea view	No
Floorspace	4810 sqm
Price	€ 3 500 000

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Newly built hotel in Vrbovsko, constructed as per standards of 4**** star hotel. It is positioned just 500 meters from Zagreb-Rijeka highway which makes it an excellent point for travellers of all kinds.

Hotel is completed for 90%, not yet in function. Cca. 1 mln euro is required to put it in function, having employed 15 people.

At the stage of construction in 2013 hotel was officially evaluated for 6 262 000 eur, now it is for sale twice below the evaluation.

Total area is 4810 sq.m.

It offers 15 apartments and 35 rooms for 110 guests in total.

There are also swimming pool, sauna, fitness zone, conference hall for 350 places which can be subdivided into three zones, restaurant with kitchen, parking for 150 autos and 15 buses.

Land plot around is 12500 sq.m. It is partly urbanized and allows to build more facilities for 9000 sq.m. of building area.

It has great investment potential.

Distance from Rijeka is 30 minutes, distance from Zagreb is 40 minutes, Split - 120 minutes.

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:
728 €

Average price/m² of this type
in this region:
761 €

Median price/m² of this type
in this region:
654 €

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

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

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