

# Hotel

## Umag, Istria



<b>Ref</b>	RE-AB-UMAG-Casino2
<b>Type</b>	Hotel
<b>Region</b>	Istria > Umag
<b>Location</b>	Umag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	1430 sqm
<b>Price</b>	€ 3 900 000

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Rare investment opportunity!

Recently built complex of hotel and casino space on the first line to the sea in Umag next to high class yachting marina.

Combination of gorgeous location and unique internal component.

Ground floor casino has an area of 430 sq.m. There is a possibility of gambling liscence for 15 years with subsequent prolongation for 15 years more.

First floor 4\*\*\*\* star hotel has a total area of 1000 sq.m.

Parking area for 42 cars by the building.

There are two possibilities - to buy the whole complex or to rent.

At the moment the building is renting spaces as offices. Hotel and casino are not operational.

Casino liscence has to be obtained anew, with the help of the Seller.

Rental fee demanded is 120 000 eur per year. There is a possibility to rent a neighbouring building too - altogether for 200 000 eur per year.

Please, do not hesitate to send your applications.

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.

Price per m<sup>2</sup>:  
2727 €

Average price/m<sup>2</sup> of this type  
in this region:  
3030 €

Median price/m<sup>2</sup> of this type  
in this region:  
3030 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
1876 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1440 €



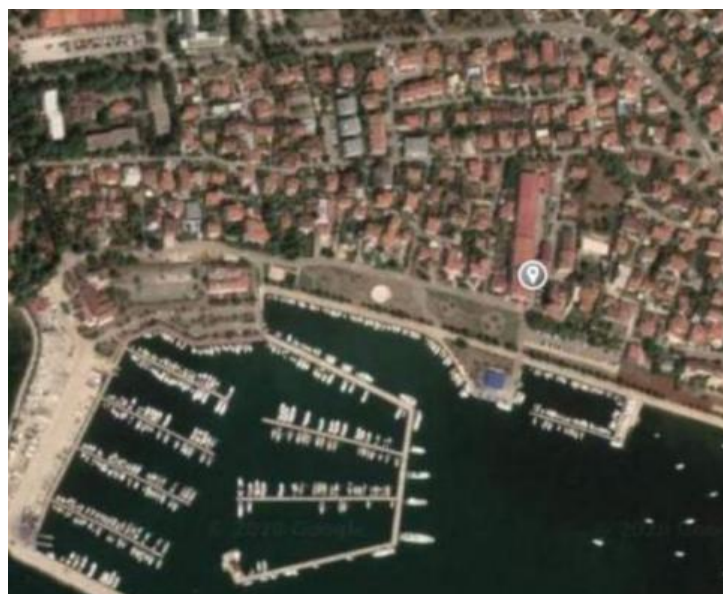
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