

Hotel

Kastela, Dalmatia



Ref	RE-LB11135
Type	Hotel
Region	Dalmatia > Split
Location	Kastela
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	3690 sqm
Plot size	36425 sqm

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Price

Price upon request

Unique hotel of gorgeous waterfront and beachfront location for complete modernization!

This was the first tourist complex in Split area built in 1928 right by the sea in accordance with the highest European standards of that time.

The solid and impressive property is located just 20 km from the centre of Split. Throughout the history, the hotel has been upgraded and extended several times, valorizing the previous phases of the building. The existing structure of the hotel is located in the middle of Mediterranean park which is connected to the public transport area by a wonderful cypress alley. The park is one of the most beautiful and significant in the area from Split to Trogir, in 1970 it was declared a monument of architecture.

Towards the south side, the Hotel is connected to the Kastela Riviera, a 6 km long promenade with lovely bays and pebble beaches sheltered by the shade of pines and tamarisks.

The architects visionary ideas of the complex go beyond its catering-tourism significance. In addition to the exceptional landscape values of the site itself, it is meant to be a cultural and social epicenter of the Split agglomeration. In 2006 the entire complex of the park and hotel, was entered in the register of cultural assets of Republic of Croatia. This area deserves 4-5***** star hotel/cultural centre to consolidate the attractiveness and excellent connectivity of the location.

Outstanding position:

- Between UNESCO-protected town of Split and UNESCO-protected town of Trogir on a famous Kastela riviera
- Just a few km from international airport of Split
- Beachfront
- Marina for luxury yachts is in front of the building

Site parameters:

- Hotel complex land area: 36,425 m² (T1 zone + R3 zone + Z1 zone)
- Main hotel building: 3,690 m²
- Swimming pool: 151 m²
- Current total capacity: 210 beds
- Potential total capacity: 410 beds
- Private parking
- Spatial urbanism plan does not need to be changed

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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