

Hotel

Split, Dalmatia



Ref	RE-LB-IRO202
Type	Hotel
Region	Dalmatia › Split
Location	Split
Front line	Yes
Sea view	Yes
Distance to sea	50 m
Floorspace	2600 sqm
Price	€ 4 000 000

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Hotel building is under construction in the suburban area of Split, popular and prestigious Podstrana, just 50 meters from the sea with marvellous open sea views.

The hotel is located on one of the most frequented roads of the Split-Dalmatia County!

The construction of the hotel started in 2016.

The surface of the current building is 2 600 sqm, with the possibility of obtaining a permit to build one more floor.

The total plot area is 3 881sqm. The land is located in the T1 zone.

All infrastructure is paid and is located on land.

There is a project documentation, which plans the construction of basement, ground floor and 2 more floors. The basement is intended for the storage and service area of the hotel.

On the ground floor is 850 sqm of free space that can be converted into a restaurant, a wedding salon, conference halls, all according to your own preferences and visions.

On the first floor is planned the construction of a recreational area, one of the apartments and 16 hotel rooms.

On the second floor there will be two apartments and two hotel rooms.

By project there should be cca 23 units for 76 people – 10 apartments, 10 studio apartments, restaurant for breakfast.

Now 4 business spaces are rented out (for 5+5 years), other 2 business spaces it is planned to rent until the end of this year.

There is a place for 63 parking spaces in the documentation, which is very important for the hotel in the city of Split!

According to the project documentation, to complete the construction of this hotel that would be categorized as a four star hotel, it is necessary to add an additional 2 million €.

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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