

# Hotel

## Pag, Dalmatia



<b>Ref</b>	RE-LB-165646
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Pag
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	1200 sqm
<b>No. of bedrooms</b>	19
<b>No. of bathrooms</b>	19
<b>Price</b>	€ 2 450 000

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New stylish boutique hotel on Pag peninsula 100 meters from the sea!  
Official category is 4\*\*\*\*\* stars. Total surface is 1200 sq.m.

Hotel has 18 modernly decorated and elegant double rooms spread over 3 levels. On the fourth floor there is another double room, a massage room and technical and storage rooms.

So, there are 19 accommodation units in total.

All rooms are air-conditioned, have a safe and a minibar.

Hotel guests have at their disposal an elevator, parking for each room and a good 70 Mbit Internet connection with a possible extension to 160 Mbit.

On the ground floor of the hotel there is a reception, entry hall, professional kitchen, a laundry room, a linen storage room, a room for changing and a meal for workers with sanitary facilities, another room for workers' rest/stay with sanitary facilities and a storage area for cleaning products.

The restaurant and lobby (mini coffee bar) are located on the ground floor of the building, in front of which there is a terrace that is covered and glazed, so it can be used even in case of bad weather. It has 36 seats.

The hotel has an excellent rating of 9.7 on the popular platform Booking.com, which represents an already well-established business in tourism to the future owner!

In addition to the hotel, a large family house with an area of 180 m<sup>2</sup> is for sale, consisting of 5 studio apartments and a private apartment. The property is ideal for hotel staff accommodation. The house is included in the price.

Fantastic new bright looking property with sea views.

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>:  
2042 €

Average price/m<sup>2</sup> of this type  
in this region:  
2951 €

Median price/m<sup>2</sup> of this type  
in this region:  
2241 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2024 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1567 €

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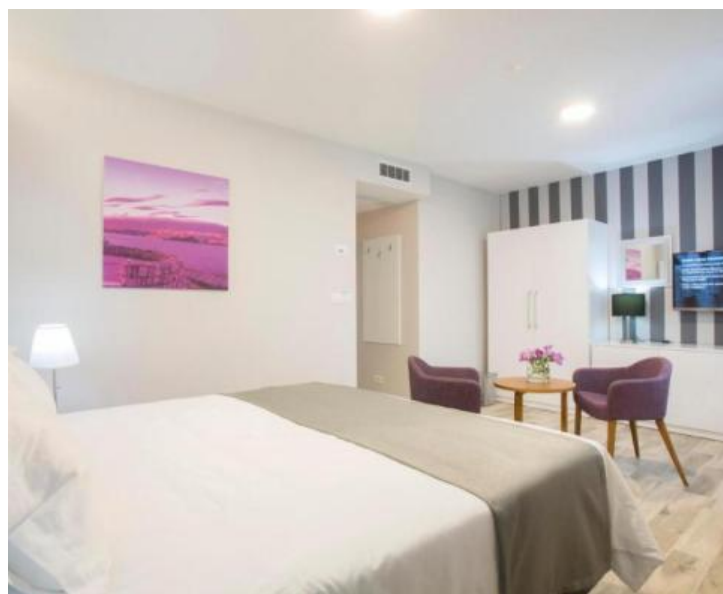
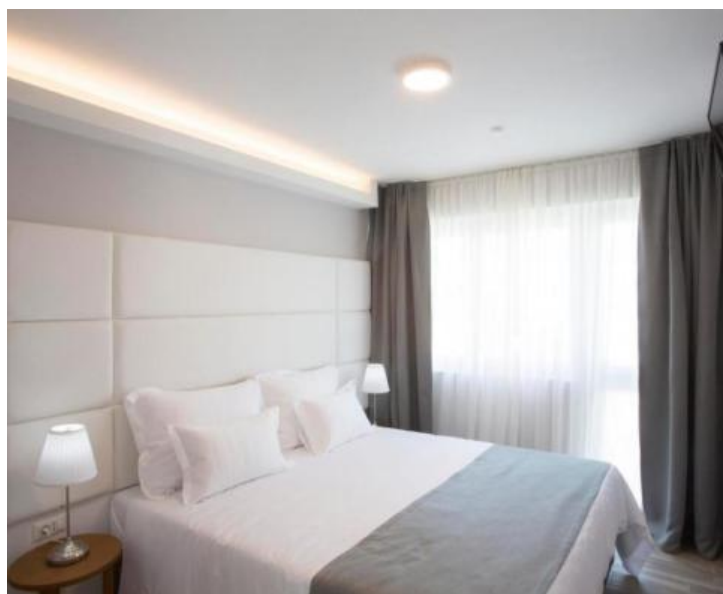


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