

Hotel

Rudeš, Zagreb and Slavonija



Ref	RE-S-147893
Type	Hotel
Region	Zagreb and Slavonija
Location	Rudeš
Front line	No
Sea view	No
Floorspace	1440 sqm
Price	€ 2 380 000

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In the district of Rudeš, a quaint corner of Zagreb, there stands a newly revitalized and tastefully adorned family inn, furnished with the utmost care, offering a respite in the heart of the bustling city.

This charming establishment comprises a generous assembly of 15 rooms, an inviting apartment, and two commodious commercial spaces, all located in a prime locale within the city of Zagreb. Furthermore, prospective purchasers are graced with the opportunity to procure the adjacent plot, an acquisition that promises an expansion of the inn's capacity to accommodate anywhere from 30 to 70 additional rooms. Preliminary architectural blueprints stand ready, awaiting realization.

This remarkable hostelry, bearing the proud distinction of a 3-star classification, boasts a total of 16 well-appointed chambers, with the choice of double or triple occupancy. Additionally, it harbors two splendid dining venues, available for lease, and office spaces that can likewise be rented.

The edifice stands proudly on a plot spanning 485 square meters, its interior stretching over a generous 1,440 square meters. The comprehensive renovation work, executed with diligence and flair, was undertaken during the years 2016 to 2017, transforming the structure into a modern and inviting space. This splendid establishment extends to six floors, including five above ground, all seamlessly connected by a smooth-operating elevator. Each floor offers approximately 250 square meters of living space.

Descending to the basement, one encounters an office area spanning some 35 square meters, flanked by two fully equipped kitchens, and equipped with three lavatories and a dedicated bathroom for the staff.

Upon entering the ground floor, patrons are greeted by a welcoming service area, where a charming outdoor terrace beckons. This space houses the reception area, as well as a restaurant, catering to the culinary needs of the inn's esteemed guests.

The first to fourth floors house the cozy and well-appointed hotel rooms, boasting an average floor space of 15 to 20 square meters. Ascending to the uppermost floor reveals two office spaces, available for lease, alongside a splendid rooftop terrace, offering resplendent views of the surroundings.

The location of this establishment boasts impeccable transportation connectivity, with close proximity to Slavenska Avenue, a bustling hub of public transport. It stands in the shadows of the Sky Office building, and within a stone's throw of a multitude of business facilities and edifices. Nestled at the junction of Zagrebačka cesta and Jablanska ulica/Oranice, the inn holds sway over a frequented and commanding position within the city's bustling thoroughfares.

With a firmly established clientele and consistently high occupancy rates, all commercial spaces are under long-term lease agreements, and an investment study is at your disposal, projecting profitability within a span of 15 years.

For further information, do not hesitate to make inquiries; for this charming family inn.

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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:
1653 €

Average price/m² of this type
in this region:
1150 €

Median price/m² of this type
in this region:
420 €

Average price/m² of this type
in Croatia:
2023 €

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

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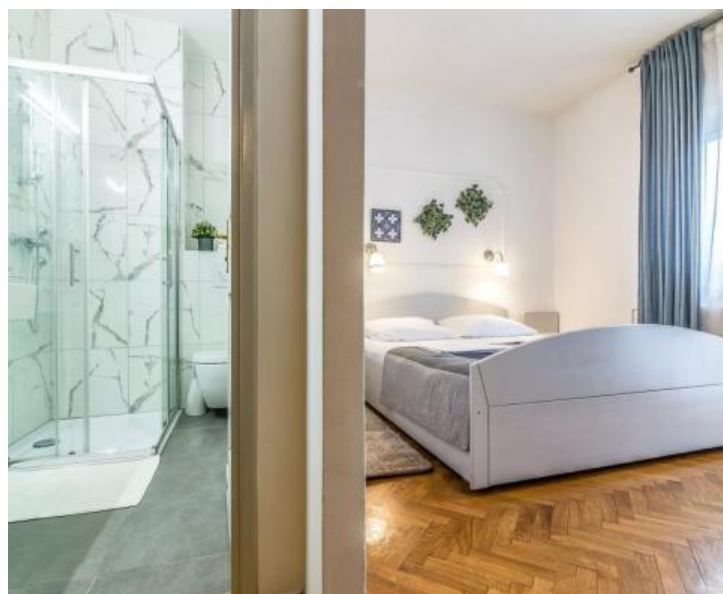
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