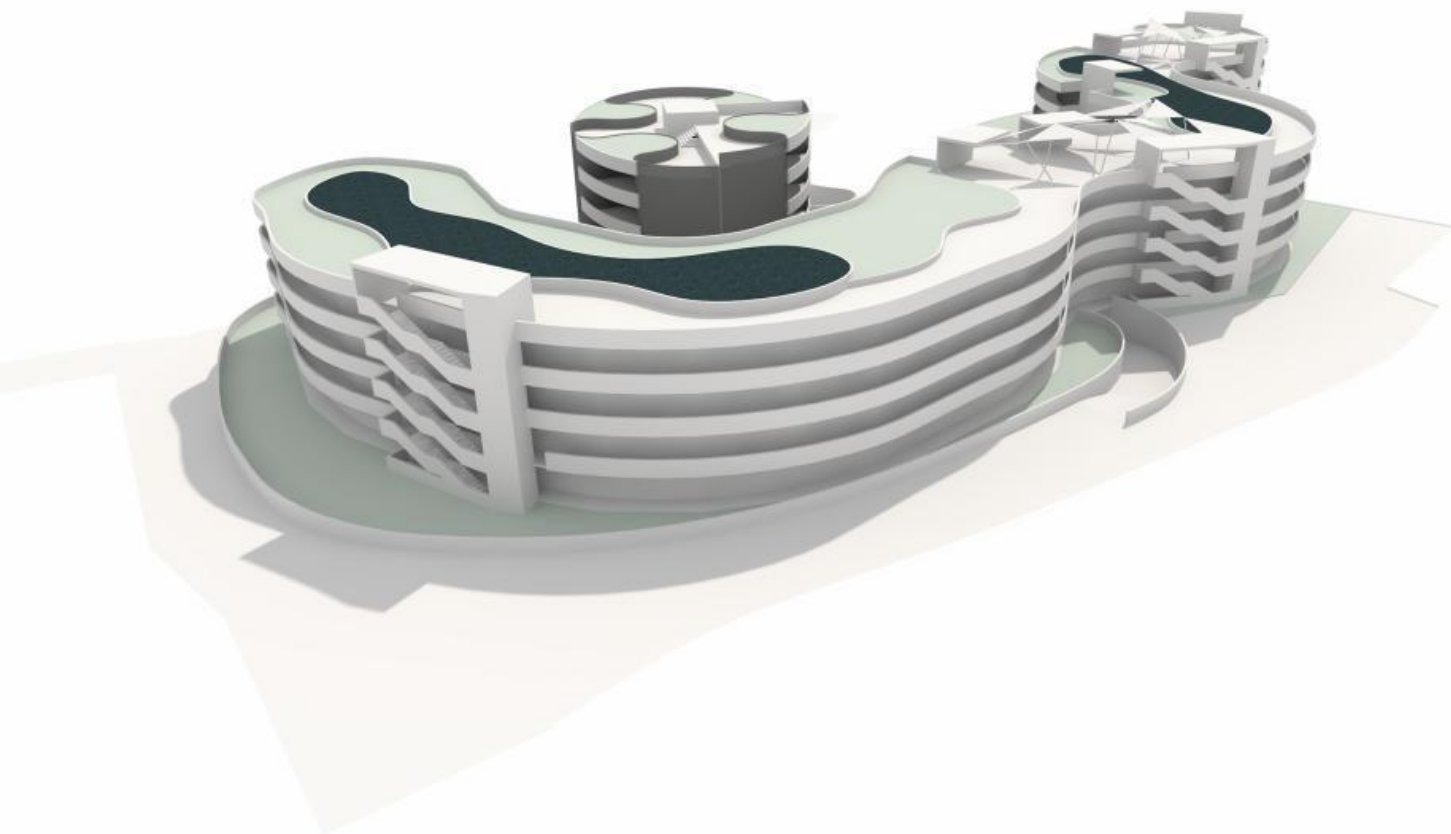


Hotel

Pag, Karlobag



Ref	RE-AB-PG
Type	Hotel
Region	Karlobag
Location	Pag
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	20875 sqm
Plot size	10987 sqm
No. of bedrooms	86
No. of bathrooms	86
Price	€ 4 600 000

Unique investment opportunity on Pag peninsula - devastated hotel for complete remodelling/adaptation!

The total land area is 10,987 m² (over 1 hectare of land).

On the plot stands a free-standing structure - hotel built in 1967 with the total surface area of 3,100 m² - ground floor and two floors with 86 accommodation units, restaurant total area of 758 m², and the restaurant terrace area of 1,170 m².

The terrain containing the structure is slightly leaning towards the town beach and is irregular in shape.

Land plot purpose: Hotel and catering - T zone. With all amenities (entertainment, catering, commercial, recreational, therapeutic rehabilitation and similar)

Footprint max 0,4

Max height GF + 3 + PH (max. 70 % floor surface)

Min green surface..... 20 %

Underground floors not limited.

Possible potential construction parameters:

Overground (brutto)20.875 m²

Number of apartments depends on the structure of types A-E

Parking space (PM) 20 %

Min number of possible parking places- 52.

Potential structure can have up to 2500 double rooms (or some combination of apartments, in case of apart-hotel concept).

Max potential height is 5 floors above ground + 2 floors underground for garages and other facilities.

Official evaluation of property for 4 610 000 eur is available.

There is a project to convert the existing older structure into 4-5 star luxury apart-hotel.

This new hotel will include:

- shopping mall, fitness centre, congress hall - 5000 sq.m. + 3200 sq.m. on various levels
- public open space - 550 sq.m. + 1900 sq.m. on different levels
- public garage - 2500 sq.m. + 3200 sq.m. on different levels
- residential area - 3100 sq.m. + 3100 sq.m. on different levels
- terraces - 2900 sq.m. + 750 sq.m. on different levels
- communications/public areas- 1900 sq.m.
- entertainment roof area with two swimming pools and gardens - 3300 sq.m.

Total brutto building area - 28700 sq.m.

Total open space area - 6000 sq.m.

Hotel

Pag, Karlobag



The hotel owes cca. 2 mio euro to the bank (the sum is increasing every year with annual % accrued).

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 m²:
220 €

Average price/m² of this type
in this region:
1411 €

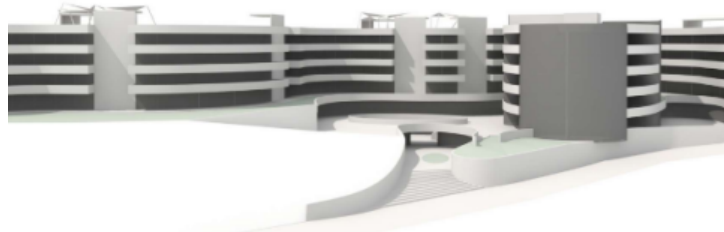
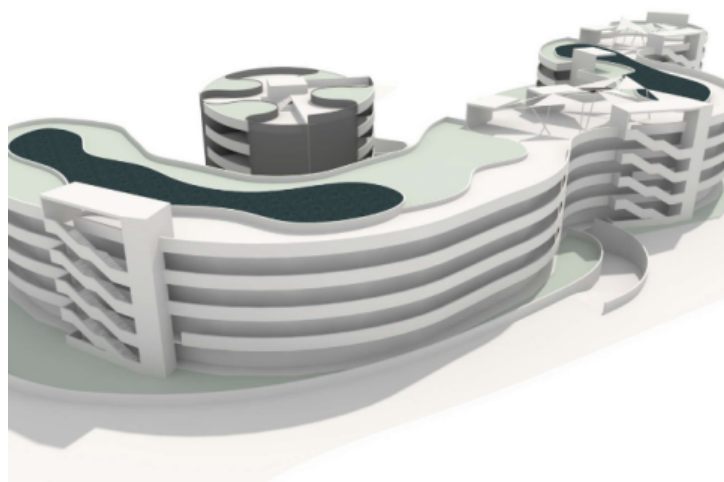
Median price/m² of this type
in this region:
1414 €

Average price/m² of this type
in Croatia:
1876 €

Median price/m² of this type
in Croatia:
1440 €

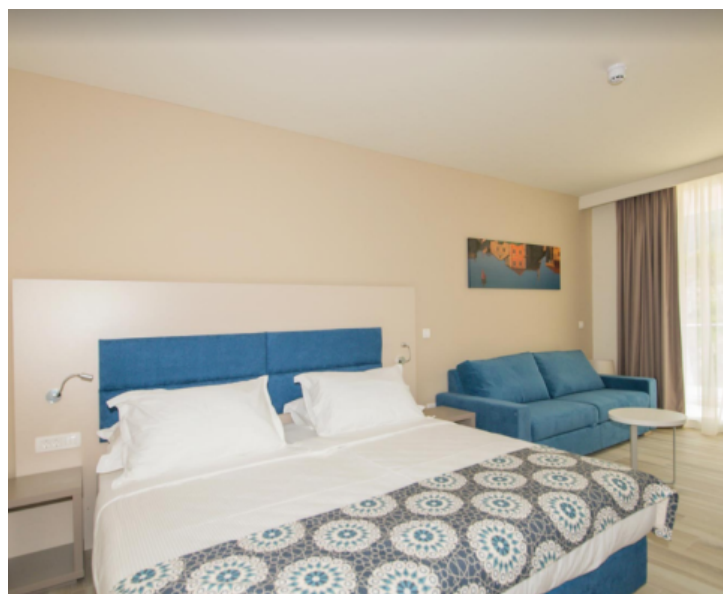
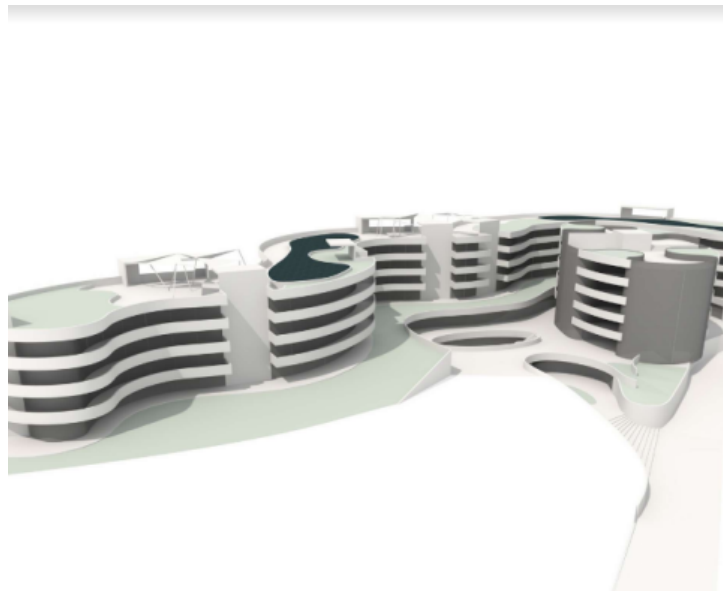
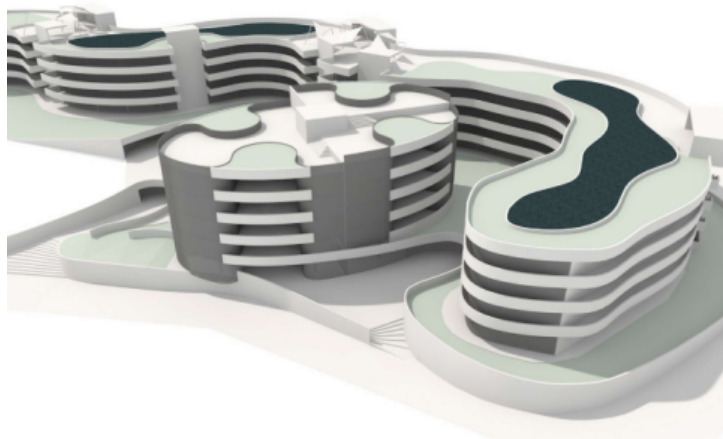
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