

Hotel

Zivogosce, Dalmatia



Ref	RE-LB418
Type	Hotel
Region	Dalmatia › Makarska
Location	Zivogosce
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	800 sqm
Plot size	697 sqm
No. of bedrooms	11
No. of bathrooms	10
Price	€ 2 800 000

**Marvellous waterfront hotel on Makarska riviera within the pine trees next to the beach!
There is a yachting pier nearby!**

Total surface - 800 m²

Land plot - 697 m²

Villa is offering 10 fully furnished and equipped apartments with terraces overlooking the sea (6 studio-apartments for 3 persons accommodation and three apartments with 1 separate bedrooms accomodating up to 4 people).

Addition is a pent-house of 2-bedrooms with double salon, kitchen, bathroom and terrace.

Apartments are offered to the tourists per 35 euro per day in winter up to 110 eur per day in a high season (June-September).

Total annual income - 300 000 eur

The ground floor has a restaurant and a kitchen. Restaurant is able to service 200 guests.

Wonderful property with great potential!

Excellent condition, very good occupancy rates!

Serviced apartments in apart-hotels are gaining more and more popularity worldwide. There are already famous chains of apart-hotels like under Adagio, Adina, Kempinski Lindner, Pierre&Vacances and others. They become very popular in Croatia too, actually apartment format has been popular at Adriatic coast for ages.

This format is especially popular with families with children who need some special meals, people who dislike hotel standard kitchen or simply prefer more spacious accommodation. Hotels with smaller rooms of 16-20 m² are not very much competitive once compared with serviced apartments with modern kitchen with all the appliances, 1-2 separated bedrooms and living room. Most of upper segment apart-hotels add typical hotel facilities like restaurants, bars, fitness- and wellness centres. Normally the prices of apartments in such hotels are comparative with standard room price is 4-5 star traditional hotel.

When we talk about Croatia modern tendency towards larger accommodation units gets combined with the local rental tradition. Standard Croatian house was always divided into 3-4-5 apartments, so that the owner lived in one of them and used the other for seasonal renting. Those who did it successfully got their business grown and later built full-scale serviced apartments hotel-type buildings. Leisure in Croatia had always been family-oriented. People with two or three kids were always looking for apartments with 1-2 bedrooms and here they preferred private sector to conventional hotels. Another advantage of smaller serviced apartment building is number of tourists. Apart-hotels in Croatia usually offer from 4 to 10 apartments while hotel may have 100-200 rooms. Those clients who appreciate privacy, peaceful surrounding, personal attitude and family atmosphere will stick to apart-hotel format.

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Now we have high-end serviced apartments offered to the tourists in Croatia and apart-hotels for sale in Croatia as properties and businesses.

Looking at upward tendencies in Croatian business (+5 to +10% every year) many investors now are exploring apart-hotel market in Croatia and here we offer an excellent selection of offers. This is not a typical property for sale in Croatia but a property+business. A lot depends on how to run this business after purchase. Most of the buyers see it as a family-business by the sea where they will combine personal vacation and work in their own hotel. The other understand they do not have enough energy or time or professional skills for personal management and offer hotels for rent. Alternatively they look for a team or a hotel manager to hire it. When you run mini-hotel yourself, you can attain figures of 8-10% profit per year. When you involve some other personnel or management company, you will have to sacrifice approx. 35-50%.

We would always recommend personal involvement as noone but you can promote your hotel in Croatia better, noone will underline all the advantages as you see them, noone will make better photos and videos from all the angles. Your hotel in Croatia is more than a business, it is a matter of lifestyle and vision of world.

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:
3500 €

Average price/m² of this type
in this region:
1225 €

Median price/m² of this type
in this region:
0 €

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

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

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