



Reasonably priced 1st line hotel for sale with credit facility

Price	€ 5'300'000
Country	Croatia
City	Pag
Category	Hotel
Property ID	RE-LB-AB-ZAD
Building area, m ²	3500
Distance to sea / lake / river, m	1
Construction year	2006

Property Info

- Need of renovation
- Property in operation
- Waterfront
- Sea/lake/river view
- Large parking
- Furnished and equipped

Great option to buy 4**** star hotel of 45 rooms on the 1st line to the sea just for 1,3 mio and take over credit of 4 mio euro!

The accommodation offers a beachfront location about 60 km from Zadar airport.

It is set about a 19-minute stroll of main beach and invites its guests to enjoy mountain biking, diving and beach volleyball and to dine in the poolside bar.

Perfectly located hotel with outdoor swimming pool, spacious lobby, reception, restaurant.

Staying at one of the 45 rooms at the hotel, guest have access to a balcony and a dressing room. Furnished with

a work desk, they also have soundproof windows. Some units feature views of the sea. All air-conditioned rooms have balconies with either sea or park views, satellite TV and a large bathroom. They also feature refined Biedermayer-style furniture.

The hotel offers to guests: hotel parking and underground garage, 24-hour reception, non-smoking rooms, restaurant, aperitif bar, exchange office, ATM, meeting room, elevator, press sale, bicycle rental, laundry service, fax and photocopying service, a safe in every room and an outdoor pool. We also offer the service of organizing one-day trips.

A rich buffet breakfast is offered daily. At the hotel bar, you can select from a range of refreshing drinks. Guests can enjoy European, Mediterranean and international snacks and meals in Gourmet Restaurant located a mere 7 minutes' stroll away.

Hotel structure is for sale for 1,3 mio. It also has a credit for 4 mio euro from the bank, and this credit can be taken over by the buyer.

Hotel is built in 2006-2007.

Hotel has an area of 3.500 m², 7 floors, it has guests elevator, staff elevator.

Structure of the building: a) Basement (-1): garage for 17 cars, boiler room, pool technique and fire fighting tation, food storage, sanitary facilities for staff, sanitary facilities for guests (wc-man/women and wc for disabled person).b) Ground floor (0): entrance hall with reception, Lobby bar (30 seats), restaurant (110 seats), kitchen, storage room, 3 business locales by the road, laundry room.c) 1st floor (1): 2 rooms - park side, 7 rooms - sea side, office for maids, bar, space for sauna, massage, jacuzzi, fitness, bar terrace, open outdoor swimming pool with heated water and terrace with deck chairsd) 2d floor (2): 2 rooms - park side, 10 rooms - sea side, 1 apartment-suit - sea side, office for maidsf) 3d floor(3): 2 rooms - park side, 10 rooms - sea side, 1 apartment-suit - sea side, office for maidsf) 4th floor (4): 2 rooms - park side, 10 rooms - sea side, 1 apartment - sea side, office for maidsg) 5th floor (5): free space for different purposes, depending on the wishes of the ownerTotal capacity: 8 double rooms - park side, 37 double rooms with possibility for 3 rd bed - sea side, and 3 apartments - sea side.All rooms are of 26,5 m² (bathroom of 5 m² included) and have balcony of 4 m². All apartments have 1 bedroom and living room, total size 46 m² (bathroom of 6m² included) with balcony of 6 m².Ground floor of the hotel (reception, Lobby bar and restaurant), like all hotel rooms, are furnished in classic biedermaier style. The hotel is open from approx. 1.4. until 30.10. every year.

It has a full-time chef, housekeeper-maid and housekeeper. All other workers are seasonally employed. And those permanent workers are not a problem in case the new owner does not want those workers.

The photo is provided for illustrative purpose only.

