

**EURO PARTNER**

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|                                   |                     |
|-----------------------------------|---------------------|
| <b>Code :</b>                     | 00033               |
| <b>Location :</b>                 | Crikvenica          |
| <b>Building area :</b>            | 5000 m <sup>2</sup> |
| <b>Distance from the center :</b> | 500 m               |
| <b>Distance from the sea :</b>    | 10 m                |

**Price : 8.000.000 €**

**BUILDING**

|                               |      |
|-------------------------------|------|
| <b>Year of construction :</b> | 2003 |
| <b>Year of renovation :</b>   | 2014 |

**AMENITIES**

|                                   |    |
|-----------------------------------|----|
| <b>Number of parking spaces :</b> | 50 |
|-----------------------------------|----|

**DOCUMENTATION**

|                                |     |
|--------------------------------|-----|
| <b>Ownership certificate :</b> | Yes |
| <b>Building permit :</b>       | Yes |
| <b>Occupancy permit :</b>      | Yes |

For sale is a hotel by the sea, categorization 4\*  
 The hotel is located near Crikvenica.  
 It has 60 smart rooms (Siemens technology), most with balconies and three sides overlooking the sea.  
 The rooms are of an average size of 25 m<sup>2</sup>.  
 The hotel is located next to the crystal turquoise sea and belongs to it;

- Restaurant with terrace, 150 seats
- Tavern, built in 2015, 200 seats
- Aperitiv bar, 60 seats
- Caffe bar by the sea and promenade, 150 seats
- Own laundry and ironing room
- Asphalted parking with 50 parking places
- Indoor pool with sweet or salty water of choice (massage pole, counter-swim, geyser - fountain)
- Sauna, massage studio
- Fitness with the latest models of the device
- Conference hall, 100 seats
- Free wi-fi throughout the hotel , internet corner in the lobby of the hotel
- Concession on its own beach in length of 100 m

The hotel is without mortgages and cargo, having 1/1, which is rare on our coast.  
 The distance is 45 km from Rijeka Airport and 12 km from the A6 Highway and it is well connected with traffic.  
 The total area of

the hotel is 5.000 m<sup>2</sup>.  
 Land and parking space: 3.957 m<sup>2</sup>.  
 The hotel operates 365 days a year.



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Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.