

# Luxury Hotel Apartments complex with sea views and small shopping center

Ref: G0148

**Enquire**



**Investment type :** For sale  
**Property type :** Hotel  
**Bedrooms :** 58  
**Restaurants :** 2  
**Hotel area :** 17990

**Country :** Croatia  
**Year built :** 2024  
**Condition :** New building

**Unique business opportunity in Opatija, Croatia  
 Residence building easy to convert into Aparthotel.**

**Additional Facilities: Gym, Spa, Restaurant, Swimming pool with lounge, green area.**

**Business opportunity: Perfect product for a rental pool management with possibility to sale individual apartments in a highly demanded market with fixed income from the shopping mall.**

Croatia adopted the Euro and became part of the Schengen countries in January last year and real estate prices are growing exponentially. It's an excellent moment to invest in Opatija, one of the most famous touristic destinations in Croatia - and specifically in this current extraordinary offer:

**Shares of SPV Company:**

**Luxury Branded Hotel Apartments including Shopping Center Total: 44 Mio EUR**

- **The Hotel Resort:** High Class Apartment Hotel with sea view and 5min walk to beach, including 58 apartments, reception area, common facilities as lounge, locker room, safety deposit box room and on the adjacent Rooftop with gym, spa, restaurant, and a big garden with swimming pool.

- **Contract with an international luxury hotel chain already in negotiations**

- **Rooftop of the resort:** fitness & spa, terraces, lounge bar, restaurant, swimming pool and park, sky bar

- **Shopping Center:** opened on July 13<sup>th</sup>, 2023, with long term contracted prominent tenants, 120 parking spaces (garage and outdoor)

**Site Dimensions:**

- **Land Area:** 10,800m<sup>2</sup>

- **Hotel & apartments Area:** 6,237m<sup>2</sup> including terraces + Common Areas: 466m<sup>2</sup> + **garages.**

- **Rooftop connected with Hotel Apartments:** Consists of a gym, spa, restaurant of 887 m<sup>2</sup> + pool & lounge area of 284 m<sup>2</sup> + park and sky bar of **over 4000 m<sup>2</sup> in total.**

- **Shopping Center:** 3,382m<sup>2</sup>, inclusive of staircases, common areas, shops, escalators, elevators, and auxiliary rooms + **garage.**

**Total Built-up Area:** 17,990m<sup>2</sup> + over 4000m<sup>2</sup> of constructed and landscaped rooftop

**Timeline:**

- o **Shopping Center Opening:** opened on July 13<sup>th</sup> 2023.

- o **Project Completion:** Rooftop and hotel apartment building completion, along with the necessary permits, expected by June 2024; without furnishment.

**Financial summary**

**Current Offer:** Total price for the sale of all SPV shares: **44,000,000 €** ( 2444,00EUR/per built sqm!)

**The opportunity:** Seller manages several successful projects in the same town and area, wants to downsize and focus - and sells this SPV company to outstanding conditions

