

## Gorski Kotar, Begovo Razdolje - hotel za renovaciju na 1078 mnm, Mrkopalj. Commercial property



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekretnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Gorski Kotar, Begovo Razdolje - hotel za renovaciju na 1078 mnm
Property for:	Sale
Property area:	2218 m <sup>2</sup>
Floor:	4
Bedrooms:	50
Bathrooms:	42
Price:	1,450,000.00 €
Updated:	Nov 22, 2024

## Condition

Built:	1979.
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## Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Mrkopalj
City area:	Begovo Razdolje
ZIP code:	51315

## Additional information

Energy efficiency:	F
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## Description

Description:	<p>We mediate the sale of hotels in a beautiful location in Begovo Razdolje, the highest inhabited place in Croatia. The hotel has a floor area of 637 m<sup>2</sup>, while the total usable area is 2218 m<sup>2</sup>. The terrain on which the hotel is located is a total of 8,659 m<sup>2</sup> and the entire area is located within the construction zone, which leaves the possibility for additional construction. New complete design and conceptual documentation for the renovation of the existing hotel would provide a modern and luxurious wellness resort categorized with 4 stars, consisting of a total of 4 floors (basement, ground floor and 3 floors). It would consist of a wellness oasis (for this, rough construction works have already been carried out and installations have been carried out), a board room, a thermal substation, a restaurant, an aperitif bar, a reception, storage rooms, and 42 double rooms, each with its own bathroom and terrace. The environment with a lot of potential, active rest and fresh air is only 53 km away from Rijeka, 134 km from Zagreb, 123 km from Ljubljana. Unique micro location in the mountainous part of The Republic of Croatia with a specific combination of mountain and marine microclimate, only 30 minutes drive away</p>
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from the Coast of the Adriatic Sea. The main features of the investment: ✓ Excellent option due to renovation to turn the hotel into a 4\* mountain wellness resort, project Documentation and conceptual design exist. ✓ Opportunity to obtain grants through financing of energy renovation of buildings by the Republic of Croatia, a project plan was made and all the necessary documentation for the application ✓ Opportunities to obtain up to 70% of grants ✓ Estimate of the necessary funds for the renovation of the hotel into an energy-efficient building is € 1.1 million ✓ The total estimate of the necessary financial resources for the complete renovation and operability of the hotel is € 1.35 million ✓ Estimate of return on investment through energy efficiency is 6.24 years and total energy savings of 84% on an annual basis ✓ There are no similar hotels or projects throughout the Gorski Kotar region ✓ Potential for upgrading new hotel facilities on an existing building plot ✓ Excellent long-term investment in a property with high return and good return on investment in a popular destination interesting to various market segments ✓ A well-known year-round destination popular among nature lovers, active and recreational holidays The possibility of buying a company or the property itself. A unique and rare investment opportunity in Gorski Kotar! If you are interested in more information, contact the agent directly. ID CODE: 300741001-254

### Additional contact info

Reference Number: 685429  
Agency ref id: 300741001-254