



# Project: Apart Hotel

Contact:  
Kroatië:  
Ulica hrvatskih žrtava 360  
Seget Donji – zipcode: 21218

# VODNJAN – Apart Hotel



Pročelje hotela



Vodnjan

# VODNJAN – Apart Hotel

## Investment opportunity

The company Croatia golfis the owner of a nice Apartment hotel with more than 25 rooms in the heart of Istria, the well known touristic destination in Croatia. Located in the City of Vodnjan, this Apartment Hotel has the right location between Pula and Porec and offers the clients everything a modern Apartment Hotel has to offer. Only a few kilometers away from the national park Brijuni the Apartment Hotel will be in the future connected to the new tourism area Brijuni Riviera.

## Description

The building has a total size of 2100m<sup>2</sup> and is located in the center of the urban city Vodnjan.

## Location

Vodnjan / Croatia

## Investment opportunity objective

We are looking for a strategic partner to finalize the project together in a Joint venture or to find an investor who is interested in buying the real estate.

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## Indication of returns

DESCRIPTION	Total plot size in m2	Prize per m2	BUDGET COSTS	% out of 100
Property costs	2.100	1.285,71 €	2.700.000,00 €	90,00%
Building costs	2.100	142,86 €	300.000,00 €	10,00%
<b>Total costs</b>	<b>2.100</b>	<b>1.428,57 €</b>	<b>3.000.000,00 €</b>	<b>100,00%</b>
Total costs /m2	2.100	1.428,57 €	3.000.000,00 €	100,00%
Gain /m2	2.100	2.000,00 €	4.200.000,00 €	140,00%
<b>Project earning</b>		<b>571,43 €</b>	<b>1.200.000,00 €</b>	<b>40,00%</b>
<b>ROI</b>				<b>40,00%</b>
<b>Benefit</b>	<b>1</b>		<b>1.200.000,00 €</b>	

# VODNJAN – Apart Hotel



Pročelje

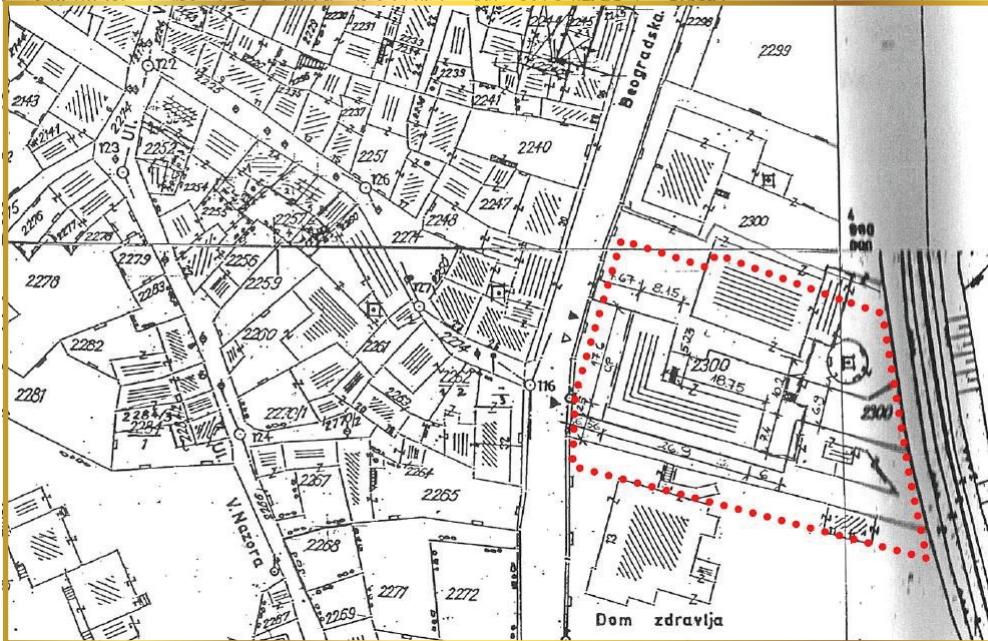


Pogled na more

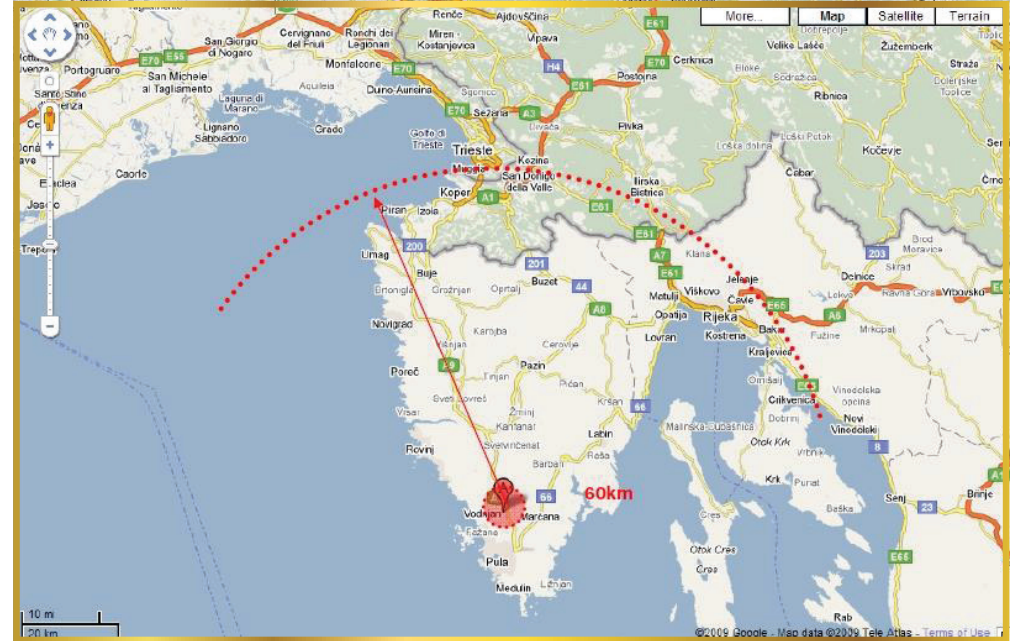


Pročelje

# VODNJAN – Apart Hotel



Lokacija

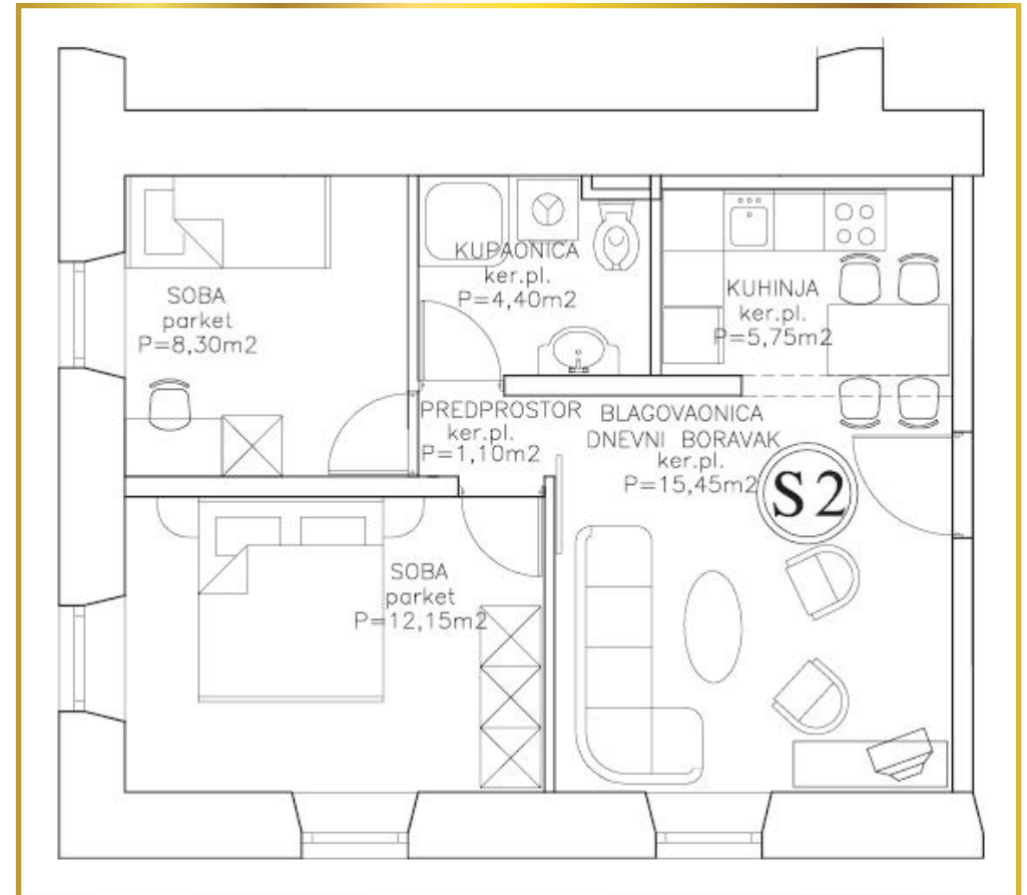


Katastarski plan

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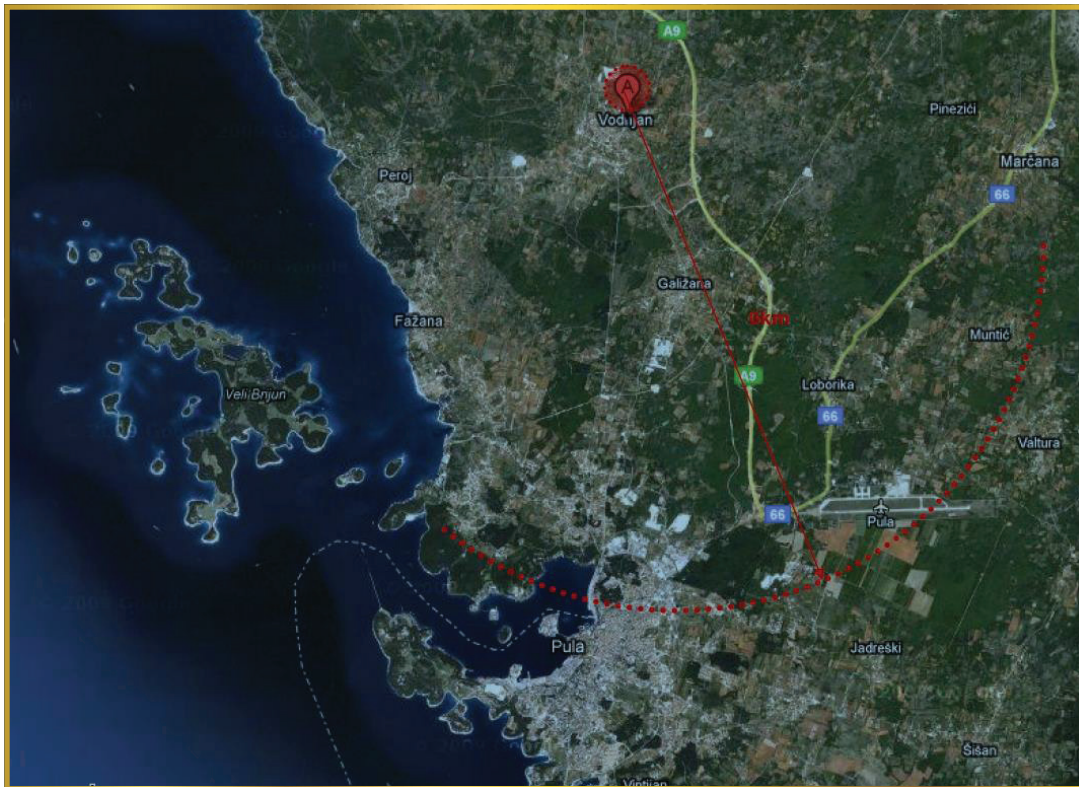


Situacija



Gradevinski nacrti

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Satelitske snimke



Satelitske snimke