



# Project: Hotel Vodnjan

Contact:

Kroatië:

Ulica hrvatskih žrtava 360

Seget Donji – zipcode: 21218

# Hotel Vodnjan

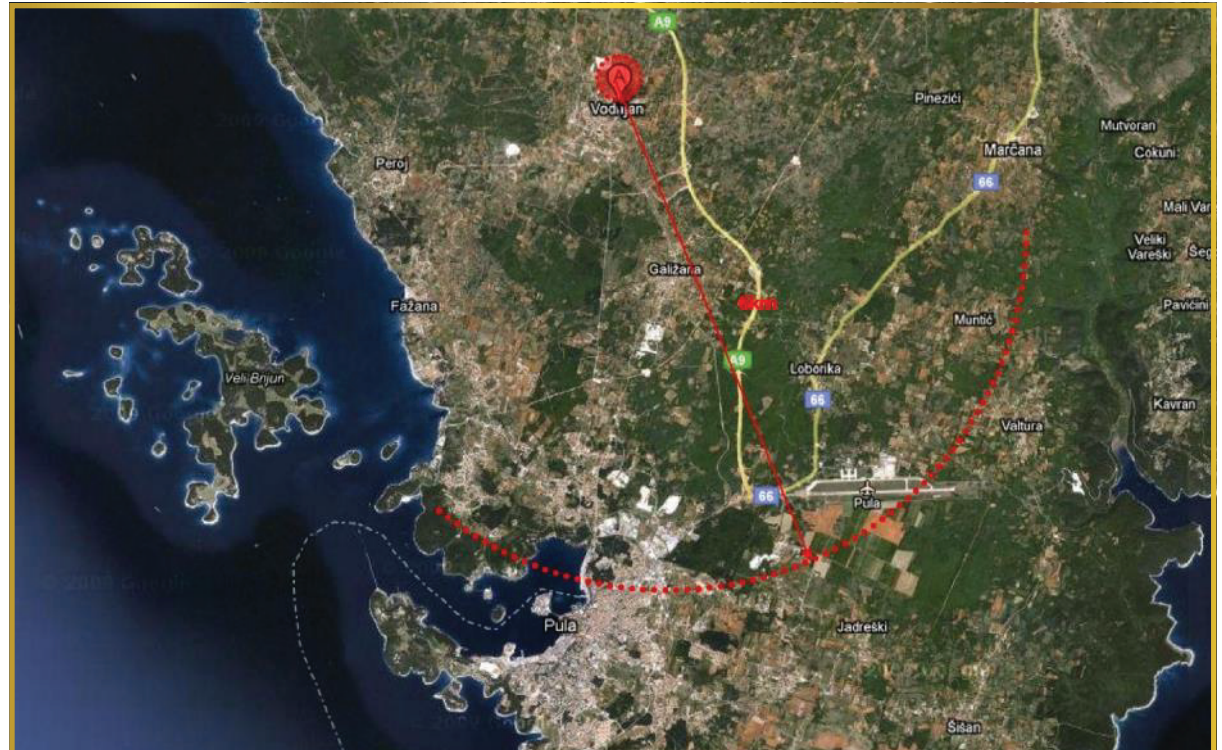


Vodnjan

# Hotel Vodnjan



Položaj na karti Istre

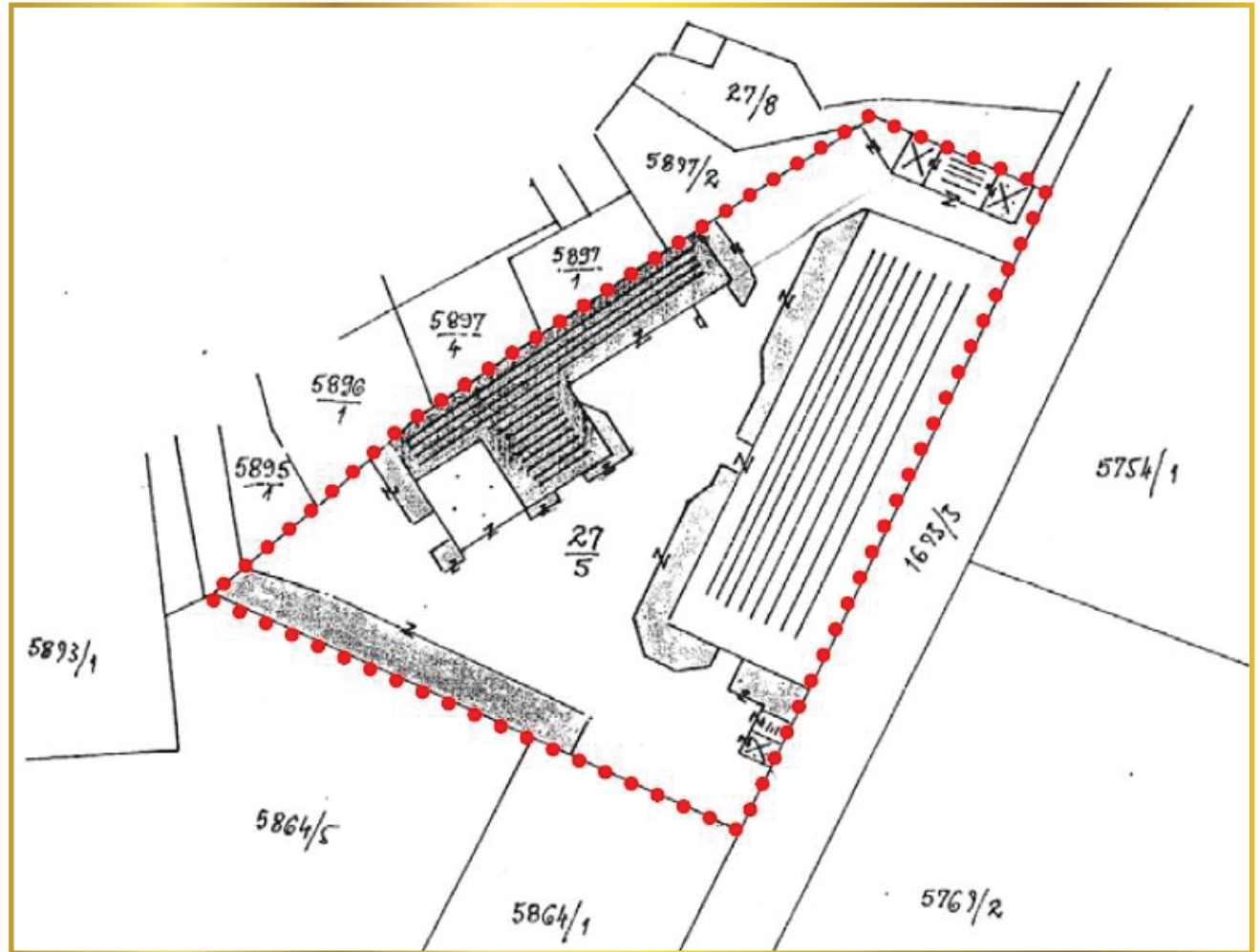


Lokation is 6 km from Pula, 2 km to the Sea

# Hotel Vodnjan

We are planning to complete Hotel with 5\* international stars with Depadance including following facilities:

- 96 two-bed rooms 5 presidential suits hotel rooms with 32 m<sup>2</sup> area
- SPA center with a swimming pool, sauna, fitness center, massages and cosmetic studio
- Restaurant 4 congress halls with area of 60 m<sup>2</sup> or combine
- to one with the area of 240 m<sup>2</sup> , for seminars, congresses, wedding celebrations ect.



Katastarski nacrt

# Hotel Vodnjan

## Investment opportunity

The company Croatia golf is the owner of existing building with the permissions to build a 5\* hotel with more than 101 rooms, Spa area, restaurants and conference rooms in the heart of Istria, the well known touristic destination in Croatia. Located in the City of Vodnjan, this 5\* Hotel has the right location between Pula and Porec and offers the clients everything a modern 5\* Hotel has to offer. Only a few kilometers away from the national park Brijuni the complex will be in the future connected to the new tourism area Brijuni Riviera with his high class clients.

## Description

The existing building has a size of 3.200m<sup>2</sup> and the whole plot is 6.462m<sup>2</sup> big. With the permissions from the city of Vodnjan we are able to build a hotel with the total size of 9.693m<sup>2</sup> and enoug parking spaces for the guests.

## Location

Vodnjan / Croatia

## Investment opportunity objective

We are looking for a strategic partner to finalize the project together in a Joint venture, a hotel group who is interested in renting out the finalized hotel or to find an investor who is interested in buying the real estate

# Hotel Vodnjan

## Indication of returns

DESCRIPTION	Total plot size in m2	Prize per m2	BUDGET COSTS	% out of 100
Real estate costs	6.462	619,00 €	4.000.000,00 €	32,00%
Costs for permissions	9.693	51,58 €	500.000,00 €	4,00%
Building costs	9.693	515,84 €	5.000.000,00 €	40,00%
Accommodation costs (Equipment, Furniture, etc)	9.693	309,50 €	3.000.000,00 €	24,00%
<b>Total costs</b>	<b>9.693</b>	<b>1.289,59 €</b>	<b>12.500.000,00 €</b>	<b>100,00%</b>
Total costs /m <sup>2</sup>	9.693	1.289,59 €	12.500.000,00 €	100,00%
Gain /m <sup>2</sup>	9.693	2.000,00 €	19.386.000,00 €	155,09%
<b>Project earning</b>		<b>710,41 €</b>	<b>6.886.000,00 €</b>	<b>55,09%</b>
<b>ROI</b>				<b>55,09%</b>
<b>Benefit</b>	<b>1</b>		<b>6.886.000,00 €</b>	

# Hotel Vodnjan



Adresa: Istarska 16, Vodnjan

# Hotel Vodnjan



Sjevero-zapadna strana

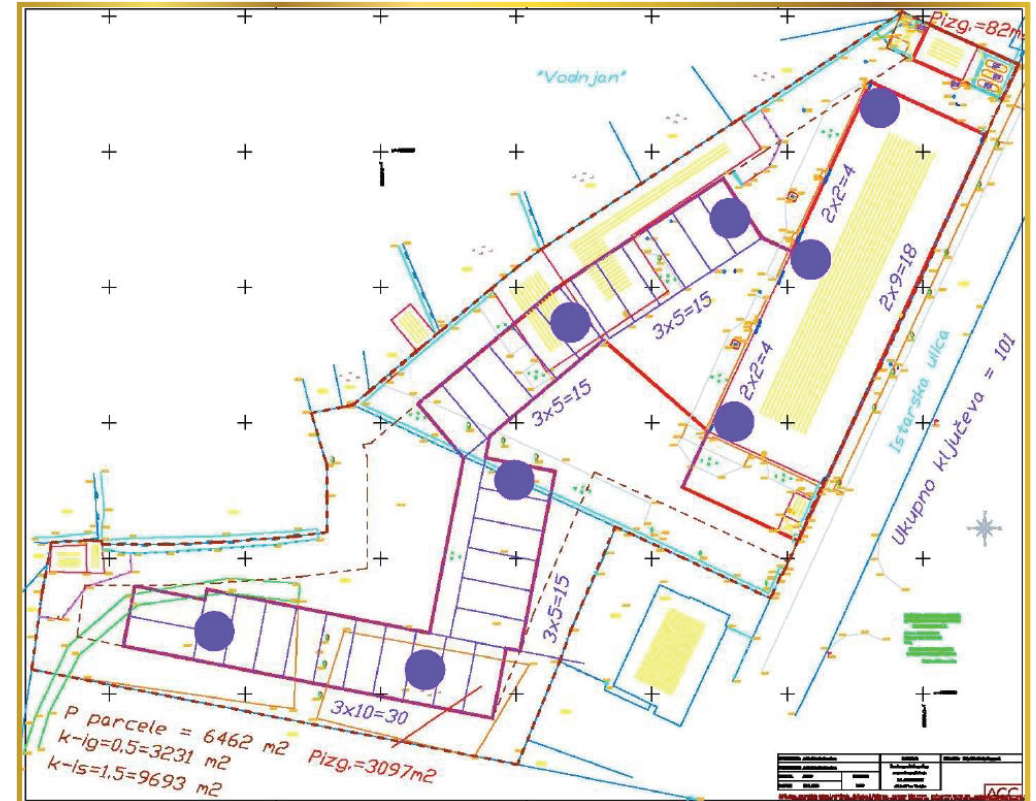
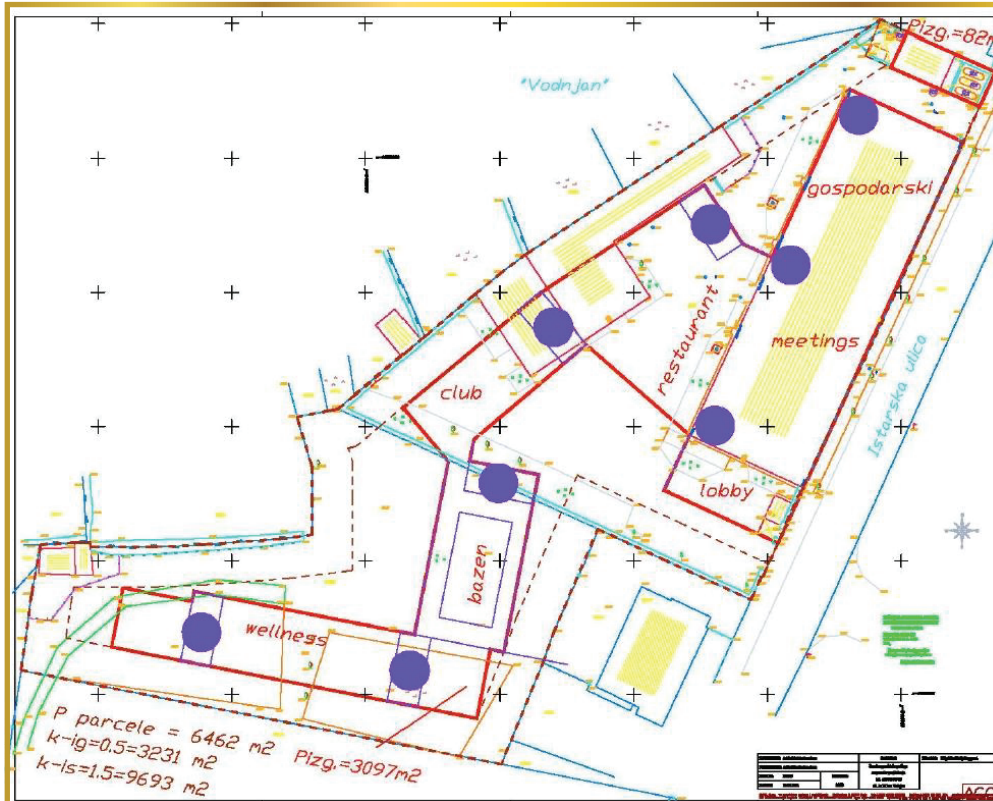
Jugo-istočna strana





# Hotel Vodnjan

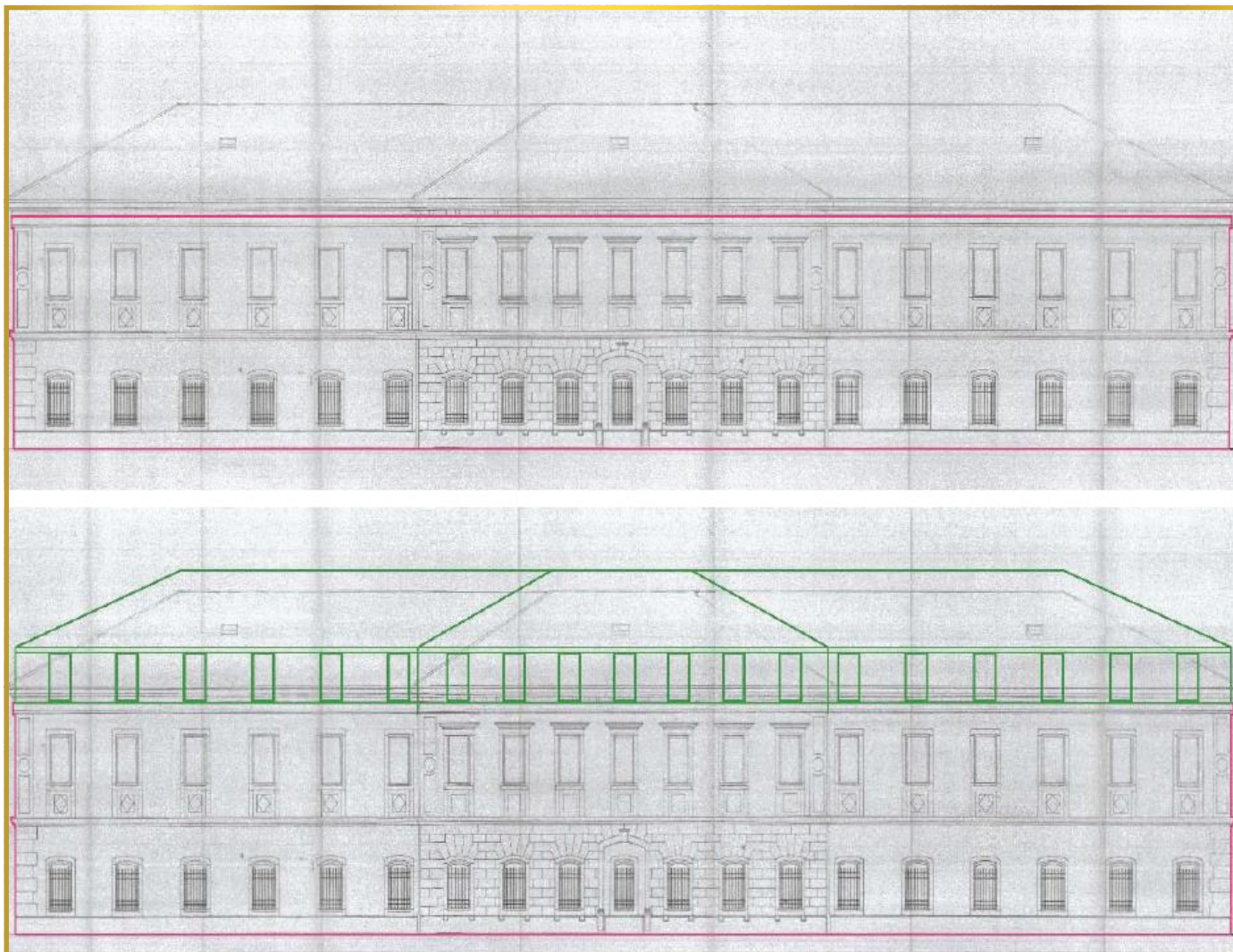
## Iz idejnog projekta





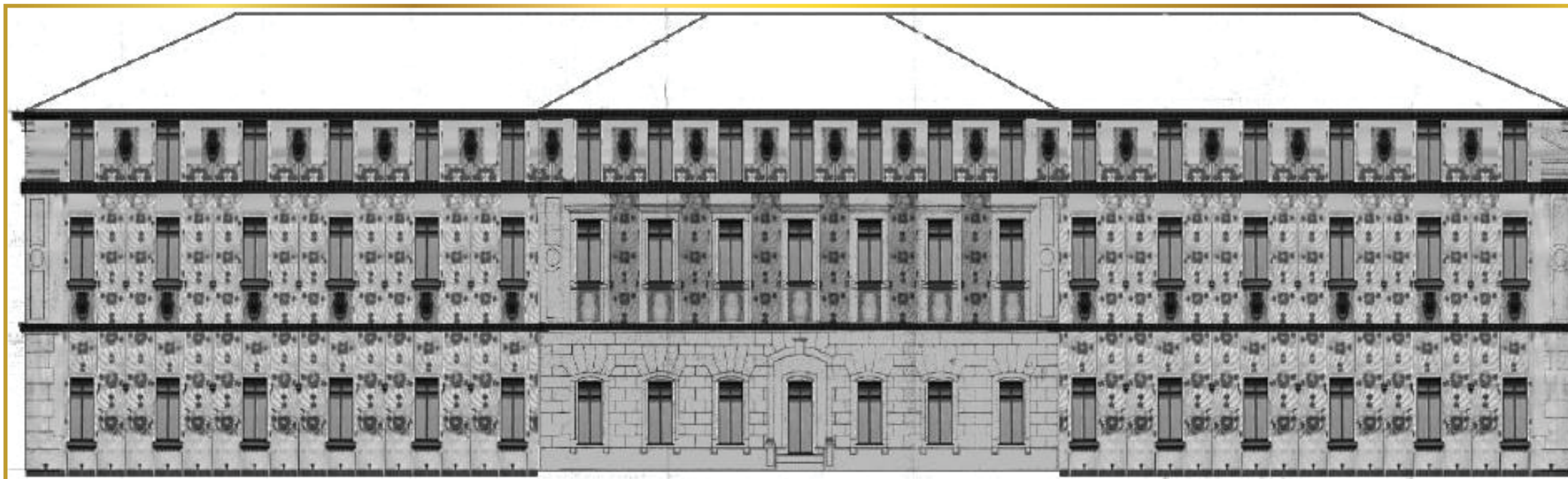
# Hotel Vodnjan

Iz idejnog projekta



# Hotel Vodnjan

Iz idejnog projekta



# Hotel Vodnjan

Iz idejnog projekta



# Hotel Vodnjan

Iz idejnog projekta

