



CROATIA
PROPERTIES



Project: Hotel Vodnjan

Contact:

Nederland:

Croatia Properties BV

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Kroatië:

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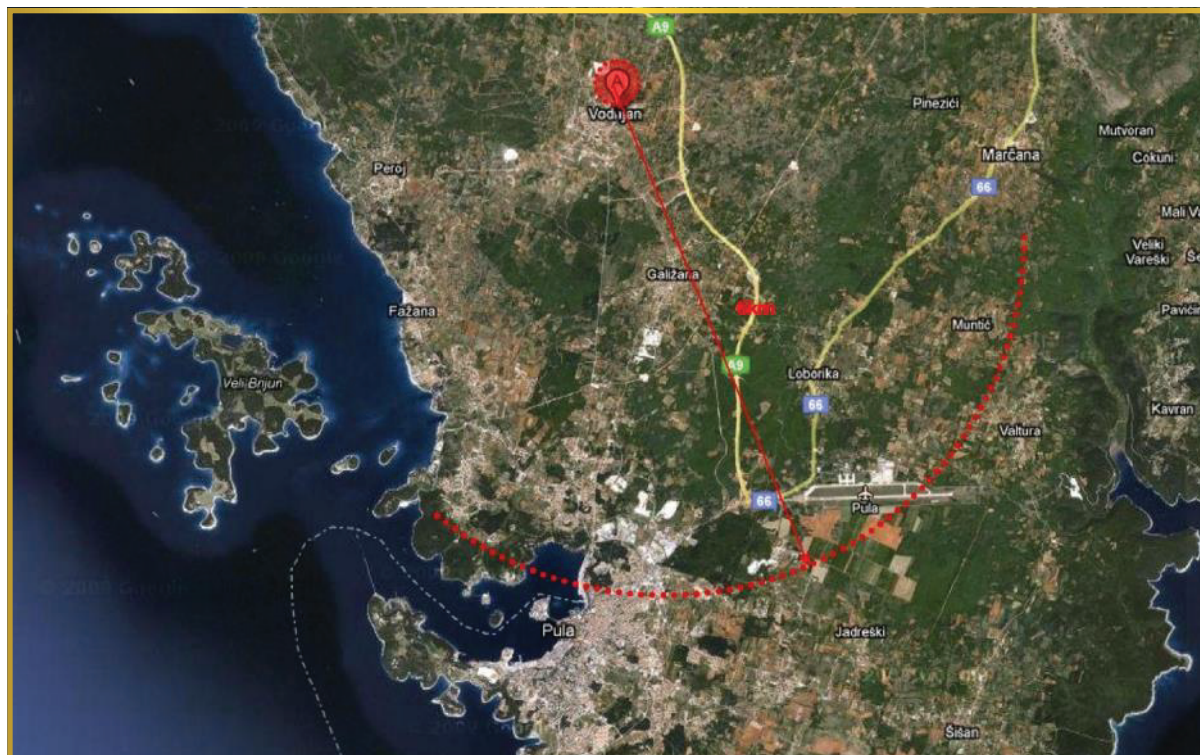
Croatia Properties

Hotel Vodnjan



Vodnjan

Hotel Vodnjan



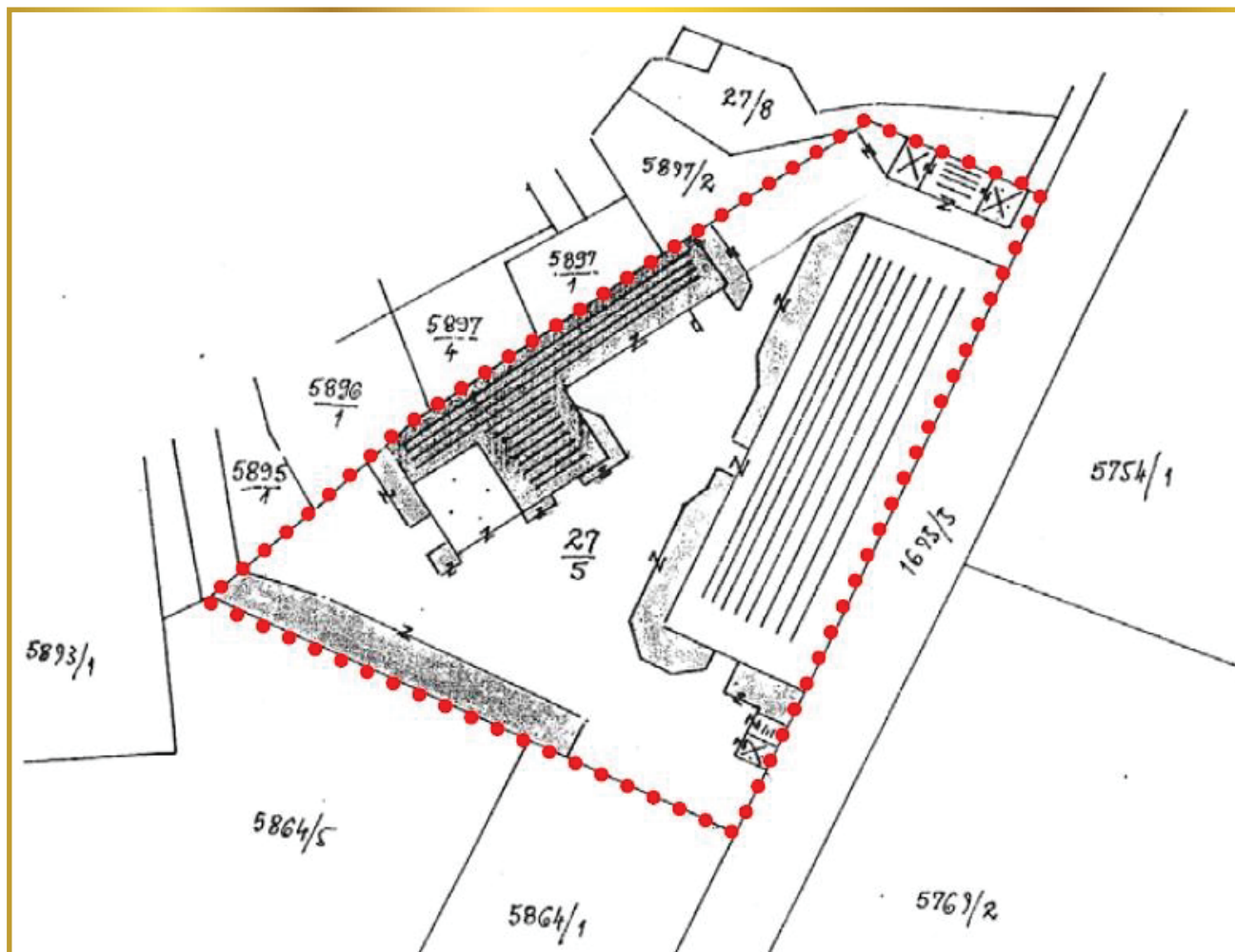
Lokation is 6 km from Pula, 2 km to the Sea

Položaj na karti Istre

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 m² area
- SPA center with a swimming pool, sauna, fitness center, massages and cosmetic studio
- Restaurant 4 congress halls with area of 60 m² or combine
- to one with the area of 240 m² , 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 3.200m² and the whole plot is 6.462m² big. With the permissions from the city of Vodnjan we are able to build a hotel with the total size of 9.693m² 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%
Total costs	9.693	1.289,59 €	12.500.000,00 €	100,00%
Total costs /m ²	9.693	1.289,59 €	12.500.000,00 €	100,00%
Gain /m ²	9.693	2.000,00 €	19.386.000,00 €	155,09%
Project earning		710,41 €	6.886.000,00 €	55,09%
ROI				55,09%
Benefit	1		6.886.000,00 €	

Hotel Vodnjan



Adresa: Istarska 16, Vodnjan

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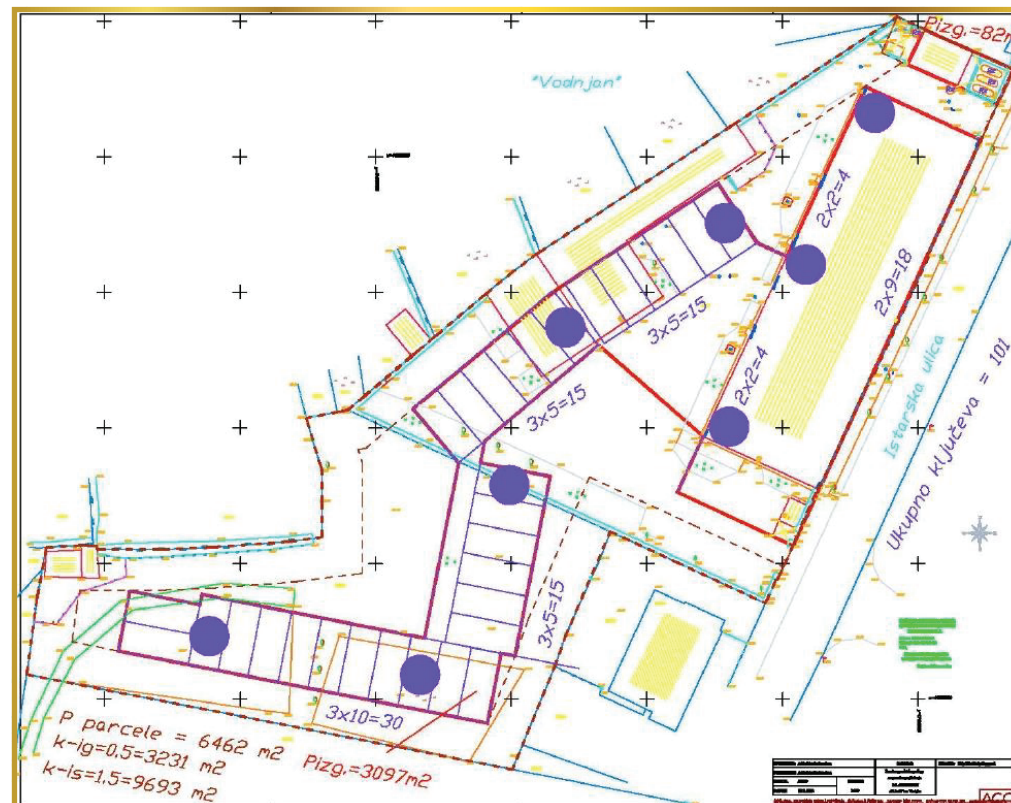
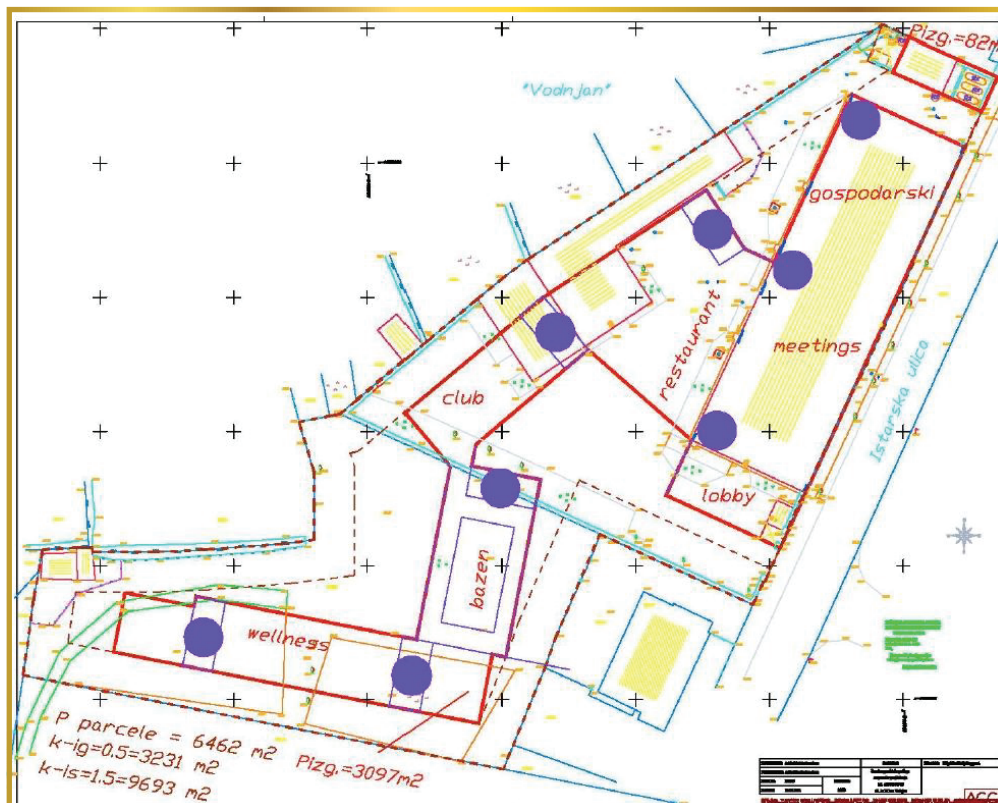
Sjevero-zapadna strana

Jugo-istočna strana



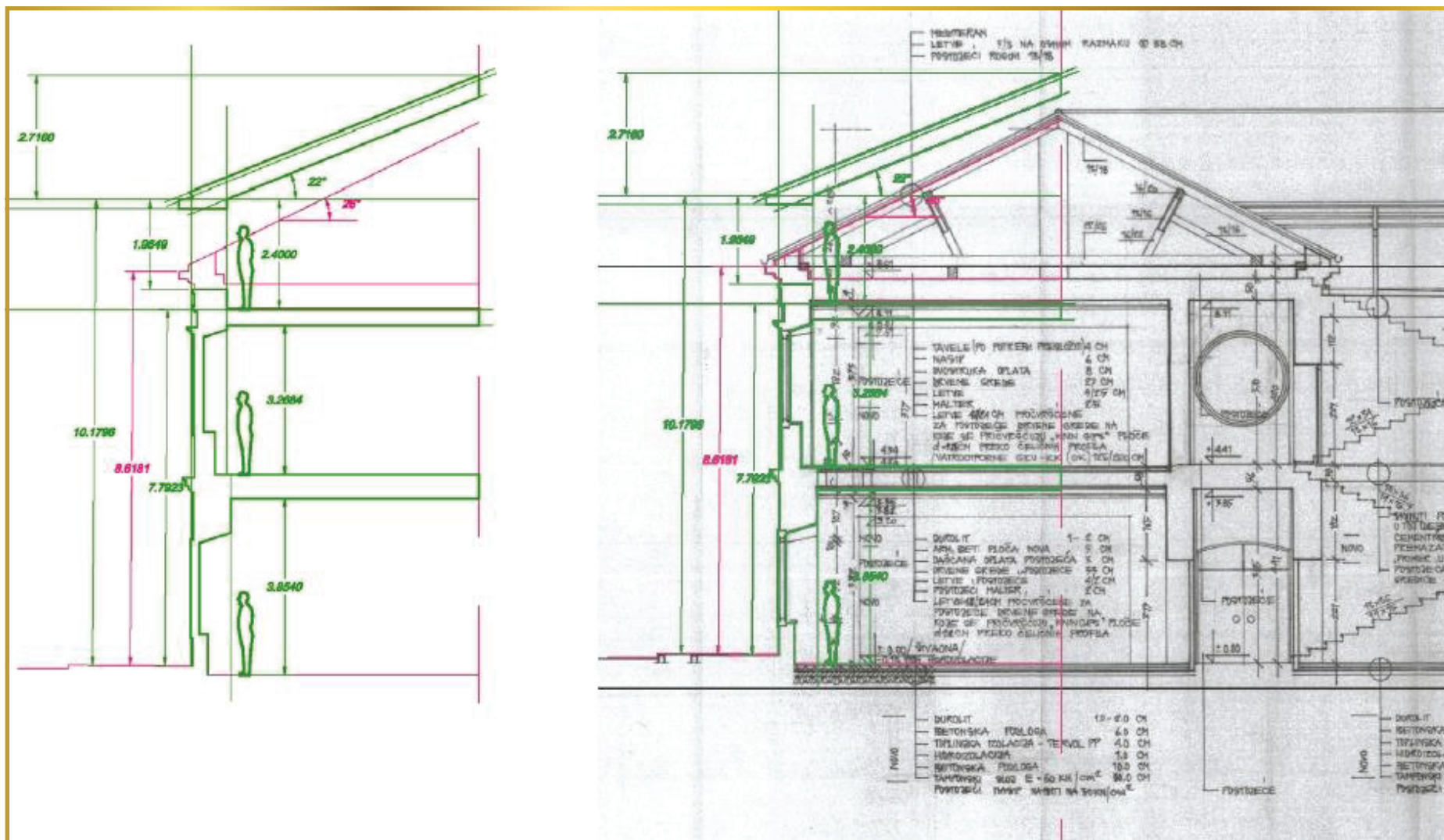
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Iz idejnog projekta



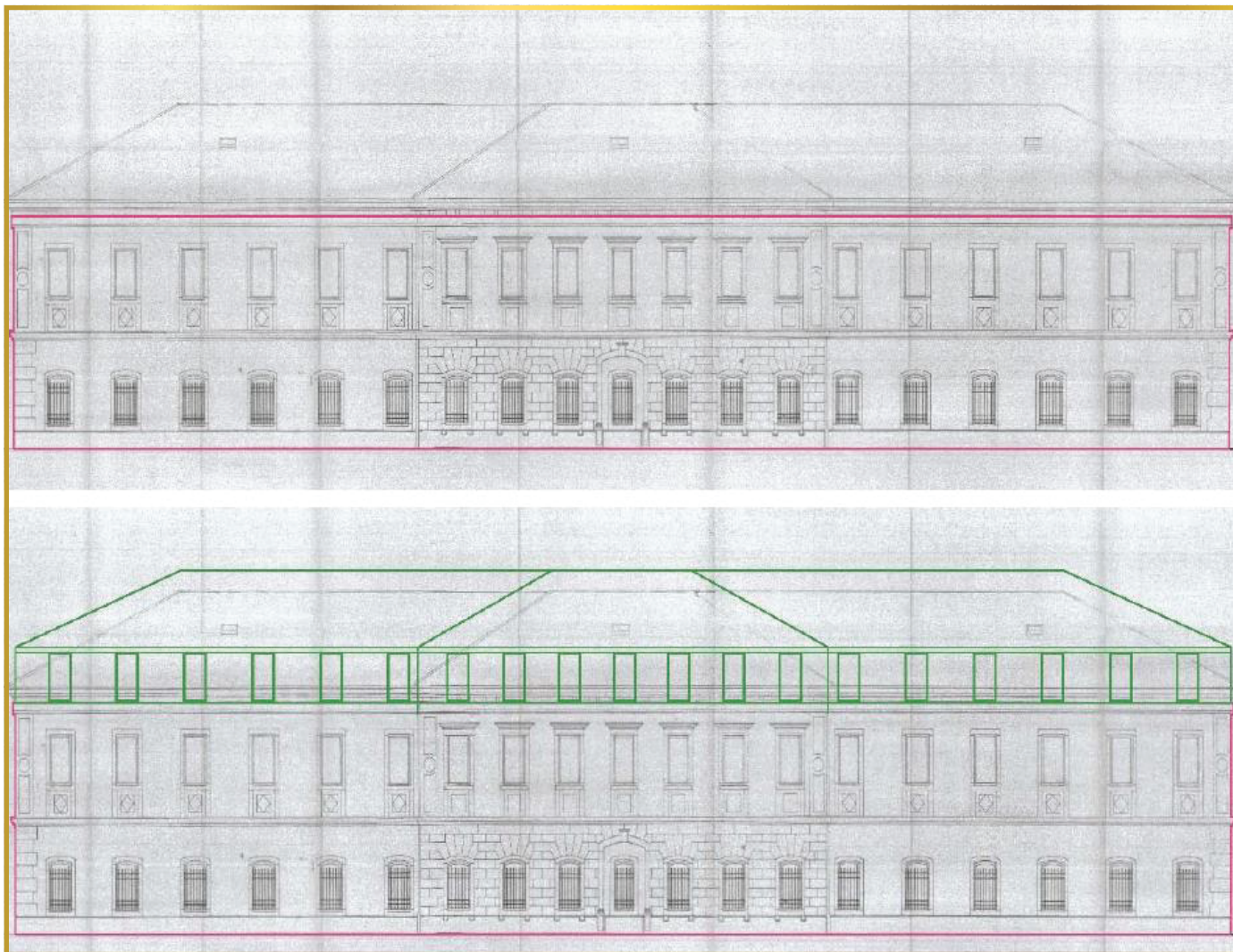
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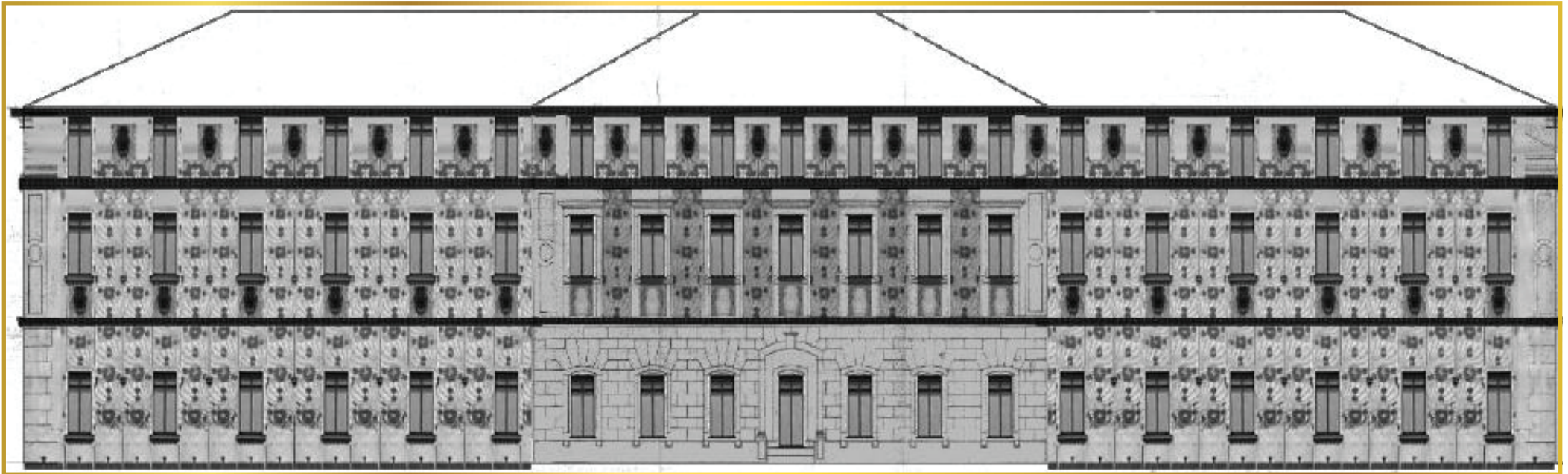
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