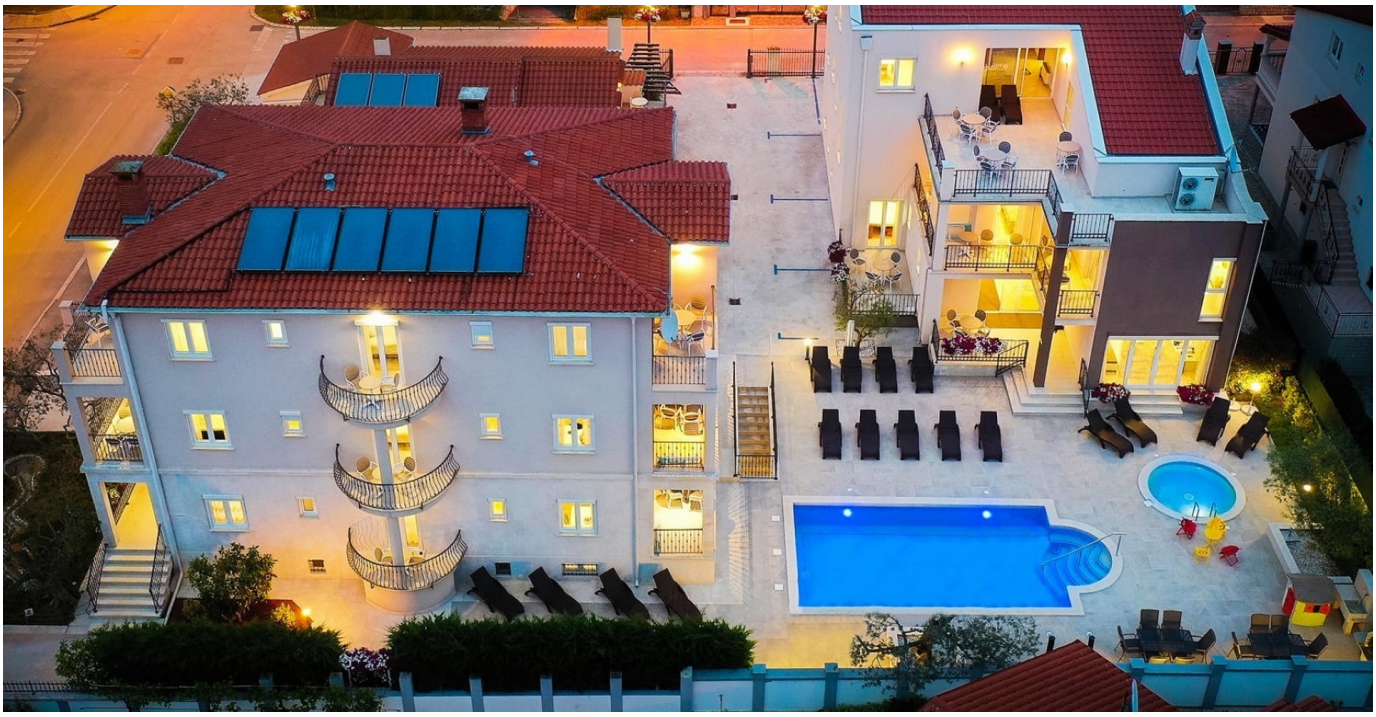
ID: 3158

HIGH BUSINESS POTENTIAL – APARTMENT COMPLEX WITHIN WALKING DISTANCE TO THE SEA

Fažana

13,000,000 €
4,727 €/m^2







Fažana is a beautiful small fishing town located in the southwest of Istria, opposite the Brijuni National Park, and in the last few years has become one of the top tourist destinations in Croatia, thus attracting a large number of visitors, and is also suitable for investments with a short payback period.

We present an extremely rare investment opportunity on the real estate market – a modern apartment complex with high yield potential, located just 100 meters from the sea and well-maintained beaches. This impressive property combines a prime location, established business and quality construction, making it a safe and long-term profitable investment. The

complex consists of a total of four buildings spanning three floors – ground floor, first and second floor. In total, it includes 32 fully equipped accommodation units, spread over 2,750 m^2 of living space, designed with an emphasis on comfort, durability and easy maintenance. The functional layout and rational organization of space enable optimal capacity utilization and simple management of the facility. On the ground floor of the complex is a central reception with additional common rooms intended for guests. In the basement of the main building there is a restaurant, or breakfast room. In the basement of the new building, a space has been prepared for the installation of a spa zone. The rental business is established with an already established market position and recognition, which allows the new owner to continue without downtime and additional initial investments in organizing the business process. Each accommodation unit is equipped with an air conditioning unit, all floors are covered with high-quality ceramics, while white PVC joinery contributes to energy efficiency and a modern visual appearance. The complex is particularly valuable due to the landscaped garden with a swimming pool for adults and a separate children's pool, a barbecue and socializing area, and a pleasant ambiance that provides guests with privacy and comfort. Outdoor facilities further increase the market value of the facility and extend its attractiveness outside the main tourist season. Parking is provided next to the facility itself. A video surveillance system covers the common areas and the exterior of the facility, and a laundry room within the complex allows for the optimization of operating costs and more efficient capacity management.

Thanks to its proximity to the sea, beaches and all necessary amenities, this is a property that ensures stable occupancy and long-term business sustainability, with the potential for further development and additional branding in the tourist accommodation market. An additional advantage of this property is the takeover of an established business, which allows the future owner to continue the business without interruption.

FOR ALL OTHER INFORMATION AND A VIEWING AGREEMENT, CALL:

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Dean Zunic
Licensed agent

Summary

LOCATION	Fažana	PROPERTY ID	3158
PRICE	13,000,000 €	TYPE	Hotel
AREA	2,750 m²	GARDEN AREA	-
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	32	BEDROOMS	-

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BATHROOMS	32	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Terrace
- Balcony
- Sea View
- Yard

Infrastructure

- Electricity
- Water
- Optical internet

View original listing