ID: 3566

# HOSTEL NEAR PAPUK NATURE PARK

Radovanci, Velika

**415,000 €**
729 €/m²









In Radovanci, in the immediate vicinity of Velika and the Papuk Nature Park, a spacious catering and accommodation facility with a total area of 569 m² is for sale, which is currently used as an overnight stay. The facility is located on a plot of 1900 m2.

The property represents an interesting opportunity for a buyer who wants to continue the existing business, but also for an investor who recognizes the potential for further development of tourism in the Velika and Papuk areas.

The facility has a total of 9 accommodation rooms, each with its own bathroom, a catering area, an area intended for a professional kitchen, two terraces, common areas and additional facilities necessary for the functioning of the accommodation facility.

Facility layout

Basement

The basement has a spacious social area that provides the opportunity to organize gatherings, celebrations, private events or additional facilities for accommodation guests.

There are also two separate, currently unfurnished toilets, as well as a boiler room with a hot water tank with a capacity of 600 liters and a Centrometal wood-burning stove that is used to heat the entire facility.

Ground floor

The ground floor is decorated and organized for catering activities.

It consists of a restaurant, a bathroom and a separate area intended for a professional kitchen.

There are also two terraces, one of which is the main entrance to the restaurant.

This layout offers the future owner the opportunity to connect the accommodation with their own gastronomic offer, organize breakfasts, lunches and dinners, as well as provide services to external guests.

First floor

On the first floor there is a hall and hallway and 3 bedrooms, each with its own bathroom.

On the same floor there is a laundry room and a kitchen connected to the living room and dining area, which provides a larger common space for guests or the owner.

Attic

In the attic there are an additional 6 bedrooms, also each with its own bathroom.

Two rooms have direct access to the balcony.

The facility has a total of 9 rooms and 9 bathrooms, which is one of its greatest advantages for continuing its tourist accommodation business.

Equipment and technical characteristics

The facility is equipped with a total of 8 air conditioners, PVC joinery and a thermal facade with 15 cm of polystyrene.

The accommodation rooms have laminate flooring, while the bathrooms, hallways and kitchen have ceramic tiles.

The entire facility is heated by a Centrometal wood-burning stove, while the 600-liter hot water tank meets the needs of a facility with a large number of accommodation units.

Attractive tourist location

A special value of the property is its location near Velika and the Papuk Nature Park, which is

why the facility can attract guests of different profiles - from families and hikers to hikers, cyclists, sports groups and fans of active holidays.

In Velika there is Aquapark Shhhuma, a large water complex located in the surroundings of the Papuk Nature Park, with swimming pools, slides, children's facilities and a catering offer.

The Duboka Adrenaline Park is also located in the area, which offers training areas for adults and children and zip lines, as well as the Duboka Campsite.

One of the main reasons tourists come to this area is certainly the Papuk Nature Park, which offers opportunities for hiking, walking, cycling, excursions and spending time in nature. Among the more famous excursion locations in the wider Papuk area is Jankovac, one of the most visited excursion locations in this part of Slavonia.

The proximity of natural, recreational and family facilities gives the accommodation the opportunity to attract guests during different parts of the year, and not only in the summer season.

Additional facility, parking and outdoor facilities

In addition to the main accommodation and catering facility, there is a separate auxiliary facility with a spacious garage for two cars, which provides the future owner with additional space for safe parking of vehicles, storage of equipment or other needs related to the accommodation business.

Next to the garage is a barbecue area with a covered area, intended for guests to socialize and spend time outdoors. This space is an excellent addition to the existing accommodation offer and can be used for socializing, preparing food, smaller celebrations and gatherings of guests.

A particularly significant advantage of the property is the approximately 700 m² of paved area intended for parking. The large private parking lot is extremely practical for a facility that operates as an overnight stay and has a catering section, as it allows the accommodation of a larger number of guests without the need to use public parking areas.

The spacious parking lot further increases the potential of the facility for accommodating larger groups, sports teams, hikers, cyclists, business guests and guests of private celebrations and organized events.

The combination of accommodation capacities, catering space, terraces, socializing space, outdoor grill, garage and large private parking lot makes this property interesting as a well-rounded tourist and catering unit with existing activities and space for further business development.

Why is this property interesting

millvija to the investor?

The biggest advantage of this property is the fact that it is already used as an overnight stay.

The future owner therefore receives a facility that is already adapted to the accommodation business, with nine rooms and associated bathrooms and areas necessary to accommodate a larger number of guests.

The ground floor catering area is an added value. By arranging a professional kitchen, it is possible to expand the business model and offer breakfast, half board or full board with the overnight stay, open a restaurant or organize private celebrations and various events.

The large basement space for socializing further increases the possibilities of using the facility for group stays, team buildings, sports teams, hiking and cycling groups, family gatherings and smaller private celebrations.

The location near the tourist attractions of Velika and Papuk represents an additional opportunity for business development. The aquapark, adrenaline park, excursion sites, hiking and cycling activities create reasons for guests who need accommodation in the immediate vicinity to come.

The property is therefore not only interesting as a building object with an area of 569 m², but as an existing accommodation and catering capacity with the possibility of further business development and increased income through additional facilities.

An excellent opportunity for a buyer or investor who is looking for an already established accommodation facility in a tourist-interesting location, with the possibility of continuing the existing business and significantly expanding the offer.

FOR ALL OTHER INFORMATION, CALL:

+385 99 56 25 273
mislav.maricevic@family-nekretnine.hr
Mislav Maričević
Mediation assistant

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Radovanci, Velika | PROPERTY ID | 3566 |
| PRICE | 415,000 € | TYPE | Hotel |
| AREA | 569 m² | GARDEN AREA | 1,894 m² |
| YEAR BUILT | 2000. | YEAR RENOVATED | 2023. |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | - | BEDROOMS | 9 |
| BATHROOMS | 9 | TOILETS | 9 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | - |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |

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| | | | |
|---|---|---|---|
| HEATING | Central, Wood stove | JOINERY | Excellent, PVC |
| WALLS MATERIAL | Brick | WALLS CONDITION | - |
| TILES | - | PARQUET | Laminate |
| FACADE | Excellent, Thermal insulation | ROOF | Bramac |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

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## Extra features

- Garage
- Terrace
- Balcony
- Pantry
- Swimming pool
- Catering facility

## Infrastructure

- Electricity
- Water
- Phone line

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