



Code :	00514
Location :	Opatija
Building area :	1500 m2
Land area :	1950 m2
Distance from the center :	100 m
Distance from the sea :	40 m
Orientation :	South
Number of floors :	4
Number of bedrooms :	26
Number of rooms :	43
Number of bathrooms :	13
Number of toilets :	2
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	15
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Central heating (electricity) :	Yes
Heat pump :	Yes
Fireplace :	Yes
Year of construction :	2005
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 7.900.000 €

For sale is a hotel in Opatija, just 40 meters from the sea, offering a stunning panoramic view of the Kvarner Bay and the surrounding area of Opatija.

The hotel was built in 2005 on a plot of land measuring 1950 m², with a total constructed area of approximately 1,500 m². It spans four floors connected by an elevator. The property includes 10 apartments rated with 5 stars, with a total capacity for 40 guests. Each apartment features two bedrooms, a bathroom, a living room with a kitchen and dining area, and a balcony with a sea view.

The hotel is equipped with a heating and cooling system via a heat pump and fan coil system, and each room has its own



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thermostat for individual temperature control.

On the ground floor, there is a reception area with a bar and a wellness zone that includes an indoor pool with counter-current swimming, a hot tub, a sauna, a massage area, and body treatment devices. The total area of the wellness section is approximately 300 m² and can easily be converted back into three apartments if the new owner desires.

The outdoor area features spacious terraces and an 85 m² swimming pool, set amidst greenery with palm trees and Mediterranean plants. The hotel also includes a private parking lot with 15 spaces.

The hotel is located in an exceptionally sought-after area of the Opatija Riviera, known for its long tradition of tourism and wellness offerings. Thanks to its excellent location and high level of amenities, this property represents an exceptional investment opportunity. At the buyer's request, local companies are available to take over the year-round management of the hotel.

For more information and to arrange a viewing, please feel free to contact us.