



## Hotel villa, first row to the sea, for sale



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,933,720.23

### Location

Pays:	Croatie
État/Région/Province:	Dubrovnik-Neretva
Ville:	Korčula
Soumis:	03/04/2025

### Description:

We are offering a hotel villa for sale, situated on the west side of Korčula Island which is known for its stunning hidden beaches and crystal-clear waters, as well as its wine culture and olive groves.

The 612m<sup>2</sup> villa is spread across a plot of 601m<sup>2</sup> and has four floors with elegant and modern styled bedrooms and a beautifully decorated garden with Mediterranean plants and olive trees. The ground floor features a reception, restaurant/bar, a kitchen and two bathrooms.

Moving up to the first floor, there are four bedrooms with en suite bathrooms.

On the second floor, there are two bedrooms with en suite bathrooms and another room that needs to be renovated, as well as a separate room, a storage room (40m<sup>2</sup>), and a laundry room with a toilet for the staff.

The basement features a shared lounge area designed for socializing, offering the potential for a smaller spa setup and one bedroom.

The construction of an outdoor beach bar, together with two large outdoor terraces, is currently in progress. Moreover, the hotel offers additional opportunities, including the potential installation of a solar power plant on the parking lot gazebo with a peak power capacity of 16 KW (with the possibility of financing through EU funds) and an e-car charging station. The hotel is also in the process of obtaining an Eco Hotel Certificate.



Extra key features:

- Six parking spaces
- Water tank (32m<sup>2</sup>)
- Rooms renovated in 2019
- Smart system with card entry
- Air conditioning control with software (Adria electronic)

This stunning property benefits from its excellent location, with an already established business ensuring consistent occupancy rates. Therefore, it presents an exceptional investment opportunity for individuals interested in this profitable venture.

More about the location: Korcula is a green island, inhabited since prehistoric times, with traces of ancient artefacts found around the island. The town of Korcula is known as an ancient town surrounded by preserved walls. It has the shape of a peninsula with exceptionally narrow herringbone paths. Furthermore, “medical tourism” has a special meaning for this island due to the mild climate, clean air, crystal clear sea and medicinal plants that can be found in several places on the island. Korcula today represents a unique combination of beautiful nature, thousand-year-old cultural tradition, history, and modern tourism. Countless beaches and coves, luxury hotels and villas, centuries-old olive groves and vineyards are what make this island truly special.

## Commun

Pied carré fini: 612 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIEZ-T228/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIEZ-T228/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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