



## For Sale, Otočac, Ličko Lešće, Hotel



### 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 4,693,952.37 |

### Location

|                       |                        |
|-----------------------|------------------------|
| Pays:                 | Croatie                |
| État/Région/Province: | Licko-Senjska Zupanija |
| Ville:                | Otocac                 |
| Indicatif régional:   | 53224                  |
| Soumis:               | 27/03/2026             |

### Description:

www.biliskov.com ID: 14949Otočac, Ličko Lešće

Nestled in the heart of nature, this beautiful hotel features a traditional design and consists of several buildings. The hotel is situated on multiple plots with a total area of 580 čhv (approximately 2,085 m<sup>2</sup>), while the net usable area of all buildings amounts to 1673 m<sup>2</sup>.

Built in 2013, the hotel was designed in accordance with the original architectural style, preserving an authentic ambiance that blends seamlessly with its natural surroundings. It undergoes regular maintenance and upgrades each year. Currently, wooden window renovations are underway, and a larger refurbishment of rooms and apartments is planned for next year to enhance comfort and service quality.

The hotel has a capacity of 80 beds, distributed across 6 apartments and 18 rooms of various sizes, ensuring flexibility for different types of guests, from couples to large families or business groups. The hotel's restaurant can accommodate up to 120 people, offering a top-notch gastronomic experience with a rich selection of local specialties and fresh ingredients.

To ensure smooth hotel operations, a team of 10 employees handles key roles in reception, restaurant services, and property maintenance.

Additionally, the hotel features its own wastewater treatment system, located 300 meters from the main building, ensuring eco-friendly operations. This system is soon to be replaced by a more modern and efficient solution, further improving the hotel's environmental footprint.

The hotel maintains stable and profitable operations and is becoming an increasingly popular destination for diverse guest groups. Frequent visitors include hunters, fishermen, corporate teams for team-building programs, bus tour groups traveling across Croatia, and guests attending various events such as receptions,



weddings, and private celebrations.

The Gacka River, known as the cleanest river in Croatia, is located nearby, offering breathtaking natural beauty and recreational activities such as fishing, kayaking, and exploring untouched nature.

Situated in the heart of nature, the hotel is an ideal retreat for relaxation while also providing opportunities for active vacations. Its proximity to the highway ensures easy and fast access, making it convenient for all types of visitors, from tourists exploring Croatia to business travelers.

For future hotel owners, there is significant potential for growth and expansion. The surrounding land offers opportunities for the development of new buildings, and there is also the possibility of purchasing an adjacent plot with an old hotel owned by the city. This property could be acquired and reconstructed, significantly increasing the capacity and offering of the tourist complex. Given the growing demand for eco-friendly and traditional hotels in Croatia, this hotel represents an excellent investment opportunity for those looking to enter the tourism sector or expand their existing business portfolio.

Beyond the hotel itself, there is also an option to purchase the entire company that manages the hotel and owns additional land plots.

Energy certificate: In progress Joinery: Wooden Heating: Boiler room (fuel oil) / Hotel private oil tank (INA) / Air conditioning Price: €4,000,000 Agency fee: 2% + VAT on the agreed sale price

Condition: Must be reformed

Année: 2013

## Commun

Pied carré fini: 1673 m<sup>2</sup>

Dimesions du lot: 2085 m<sup>2</sup>

## Room details

Total rooms: 25

## Utility details

Heating Fuel: Gas

## Building details

Parking: Oui

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/JXYQ-T4615/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JXYQ-T4615/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 14949



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

---

