



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 3,499,487.93

#### Posizione

Nazione: Croatia  
Stato / Regione / Provincia: Licko-Senjska Zupanija  
Città: Karlobag  
Pubblicato: 20/06/2025  
Descrizione:

For sale: a fully operational family hotel with an additional guest house and an established hospitality business, ideally located just steps from the sea and the town center of Pag town.

Set on a quiet street only 100 meters from the nearest beach and 300 meters from the old town core, this elegant hotel offers a turn-key opportunity in a prime coastal location. The property includes a private parking lot and a separate house that can be used for staff or owner accommodation.

The hotel features 18 stylish, air-conditioned double rooms spread across the first three floors, each



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furnished with modern amenities including a safe, minibar, flat-screen satellite TV, and a private bathroom with complimentary toiletries and a hairdryer. An additional double room, massage room, technical spaces, and storage are located on the fourth floor. The rooms are thoughtfully designed with calming tones of white, gray, and purple to create a relaxing atmosphere.

A guest elevator serves all floors, and each room is allocated a private parking space. On the ground floor, the property includes a restaurant and a cozy lobby café. In front of the café, a covered and glass-enclosed terrace allows for year-round use, regardless of the weather.

Each floor offers approximately 200 m<sup>2</sup> of space, resulting in a total of around 1,000 m<sup>2</sup> across five floors. The 19 rooms are divided into three categories—Deluxe, Deluxe Balcony, and Superior—with sizes ranging from 22 to 36 m<sup>2</sup>. Six rooms have French windows without balconies, six offer balconies with hill views, and the remaining six feature balconies with sea views.

All bathrooms are equipped with electric underfloor heating managed through a central intelligent room system at the reception. The entire hotel is fitted with smart technology that monitors occupancy, window and door openings, and staff movement in real time. It also controls energy usage, automatically turning off the air conditioning when windows or doors are open.

Additional technical and operational information about the hotel's systems and performance is available upon request.

Included with the hotel is a neighboring house with a total area of approximately 220 m<sup>2</sup> over two floors. The ground plan is 125 m<sup>2</sup> and includes five studio apartments of roughly 20 m<sup>2</sup> each, which are currently rented out as private accommodation. The house also contains a 65 m<sup>2</sup> apartment used by the owners. When the hotel was constructed, utility connections, including air conditioning lines, were extended to this house, making it possible to integrate the two buildings into a single operational unit in the future.

This property offers a rare opportunity to acquire a well-established hospitality business with strong infrastructure, modern technology, and prime positioning near the Adriatic coast. For further details or to arrange a private viewing, please contact us.

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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## Comune

Bagni: 24  
Finito piedi quadrati: 1000 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ZLWS-T2868/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2868/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-40025

