



## Sale, Rijeka, Zamet, hotel under reconstruction



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,635,720.51

### Location

Country: Croatia  
State/Region/Province: Primorsko-Goranska Zupanija  
City: Rijeka  
Posted: Nov 13, 2024  
Description:

[www.biliskov.com](http://www.biliskov.com) ID: 14755Rijeka, Zamet

The project for the reconstruction of a public-purpose building includes the conversion of the existing Dormitory into modern rooms, studio apartments, and apartments. The property is located on a plot of 670 m<sup>2</sup>. The reconstruction plan retains the existing plot areas, access points, connections, and the original building layout. The plot is bordered by another building parcel on the northeast and southeast sides, while the northwest and southwest sides are adjacent to a road, with pedestrian access from the southeast/southern side. The plot does not have designated parking or vehicle access. The shape of the plot is roughly rectangular, and it is situated above the surrounding road. The building is in a mixed-use zone, primarily business-oriented (designation M2), with the following restrictions: minimum street width of 9.0 m, minimum plot size of 2000 m<sup>2</sup>, building coverage ratio (kig) of 0.5, floor area ratio (kis) of 2, and maximum building height of five floors. The reconstruction project plans for a total of 14 rooms with double beds, a pre-space, a bathroom, and an option for an additional single bed (22-24 m<sup>2</sup>), six studio apartments with a double bed, pre-space, bathroom, small kitchen, and additional bed (28-29 m<sup>2</sup>), and two larger apartments with a separate bedroom, bathroom, living room with a bed for two, and kitchen (34-38 m<sup>2</sup>). The ground floor will retain a dining room with a kitchen for breakfast service, as well as service areas, a reception, restrooms, and a main staircase with an added elevator. The elevator and stairs will provide access to three floors (1st, 2nd, and 3rd floors), where the rooms and apartments are located. The staircase and elevator also lead to the rooftop terrace, which will be developed as an outdoor terrace with seating and gathering space. The rooftop extension is designed primarily with a steel structure covered with profiled metal, and an interior lining of plasterboard. The enclosed portion of the extension includes service spaces for the terrace and pool, while part of the terrace will have a canopy and pergola.



for sun protection. The rooftop level will feature a pool measuring 2.7 x 20 m and 1.2 m deep, with a raised sun deck on a steel substructure covered with wooden decking. Below this deck, there will be a compensation and neutralization tank for water purification. A partially glazed safety railing 1.2 to 1.4 m high will be installed around the rooftop terrace and pool. A new external emergency staircase will be added on the southeast facade, while a new, modern-designed pergola will be placed on the northwest facade where an old canopy will be removed. The basic building parameters are as follows: plot area 670 m<sup>2</sup>, building footprint 297 m<sup>2</sup> (kig 0.45), total gross area 1124 m<sup>2</sup> (kis 1.67). After reconstruction, the gross area of all floors will be 1180 m<sup>2</sup>, with a utilization coefficient of 1.75. The building will have a ground floor, three floors, and a rooftop level (G+1+2+3+R), with a height from the lowest ground level to the flat roof of 16.0 m.

Gross enclosed areas by floor are: ground floor 279.00 m<sup>2</sup>, 1st floor 281.00 m<sup>2</sup>, 2nd floor 281.00 m<sup>2</sup>, 3rd floor 281.00 m<sup>2</sup>, and rooftop terrace 58.00 m<sup>2</sup>, totaling 1180.00 m<sup>2</sup> of gross area.

Ownership: 1/1 Price: €1,400,000 Agency fee for the buyer: 2% + VAT of the total agreed sale price.

Condition: Must be reformed

## Common

Finished sq. ft.: 670 sq m

## Room details

Total rooms: 14

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/JXYQ-T4410/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JXYQ-T4410/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 14755

