



listing



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: EUR 5,000,000

Location

Country: Croatia
State/Region/Province: Primorsko-Goranska Zupanija
City: Novi Vinodolski
Posted: Sep 08, 2026

Description:

Prime Commercial Investment: 4-Star Boutique Beachfront Hotel Property in Novi Vinodolski!

Capitalize on a rare acquisition opportunity in one of Croatia's most scenic coastal destinations with this turnkey, 4-star boutique beachfront hotel for sale as a whole. Located directly on the pristine shores of Novi Vinodolski along the Kvarner Gulf, this newly renovated property delivers a high-performing hospitality business combining intimate luxury with exceptional investment returns.

Investment Highlights & Advantages

- **Absolute Beachfront Positioning:** Situated directly on the coast, offering immediate beach access and unobstructed, panoramic Adriatic sea views.
- **Turnkey Boutique Asset:** Recently modernized and fully optimized for seamless operational transition, requiring zero immediate capital expenditure.
- **Robust Financial Performance:** Backed by stellar online guest ratings and an established brand



reputation, making it an ideal cash-flowing asset for hotel portfolios or private investors.

Accommodation & Layout Specifications

Designed for privacy and comfort, the property features a total room count of **15 exclusive guest accommodations**.

- **Double / Twin Sea View Rooms:** Spacious units averaging **32 m²**, featuring premium soundproofing, modern private bathrooms, air conditioning, minibars, and private furnished balconies with striking pool and sea vistas.
- **One-Bedroom Sea View Apartments:** Generously sized at **32 m²**, these multi-functional layouts include a private bedroom alongside a comfortable integrated sitting area with a sofa bed, opening onto private terraces or balconies overlooking the sea.

Property Facilities & Amenities

- Outdoor seasonal swimming pool complete with a sun deck and lounging infrastructure
- On-site lounge bar and dedicated poolside beverage service
- Sunny breakfast terrace hosting a daily continental service area
- Secure private parking garage and high-speed Wi-Fi network coverage throughout
- 24-hour front desk reception, concierge services, and comprehensive luggage/laundry operations

Operational Metrics & Revenue Performance

The property benefits from exceptional demand dynamics inherent to the Kvarner Riviera tourism market. Driven by its boutique size and direct waterfront access, the hotel routinely achieves **peak-season occupancy rates soaring between 80% and 90%** across July and August. Shoulder months (May, June, and September) maintain steady, profitable mid-tier occupancies via international couples and cultural travelers.

In terms of revenue generation, average per-room monthly rates scale to peak premiums



during the height of the summer tourism season. Throughout the spring and autumn shoulder months, average room rates adapt strategically to capture extended-stay leisure demand, ensuring a balanced and resilient annual yield profile.

Inquire directly with our commercial real estate desk today to request the full financial prospectus, legal documentation, and private viewing arrangements for this prime Adriatic hotel asset.

NOTE: Picture is of illustrative purpose only.

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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.

Property advantages: Garage, Swimming pool, Modern

Common

Bedrooms:	15
Bathrooms:	15

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T3676/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-ab-hot50

