



BEACH HOTEL

Key Investment Highlights



- 4 star beachfront hotel, A class energy certificate,
- Concession on the beach, roof top pool and bar,
- roof top terrace for 100 people, events, dinners
- 44 bedrooms with amazing panoramic sea view,
- 2 restaurants, 2 bars (on the beach and roof top)
- Built in 2012., award for architectural design,
- Free of management contracts, operated by owner himself, innovative and smart building,
- Solar heating of water, keyless room access,
- 6 km from Split old town, 10 meters from the sea
- Spa & wellness, gym, sauna, concierge, room service
- Occupancy in August 2025: 95%
- Parking 40 places outside, 10 in garage
- Possible to convert part of the rooms into luxury apartments and sell them, this way to return $\frac{2}{3}$ of investmet in short period, and still operate as hotel with 20+ rooms, restaurants, bars, spa, gym
- Business operations separated on another company
- Possible to buy neighboring land plots to expand hotel capacity to more than 120 rooms.

FOR SALE

exclusively by



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SPLIT, CROATIA

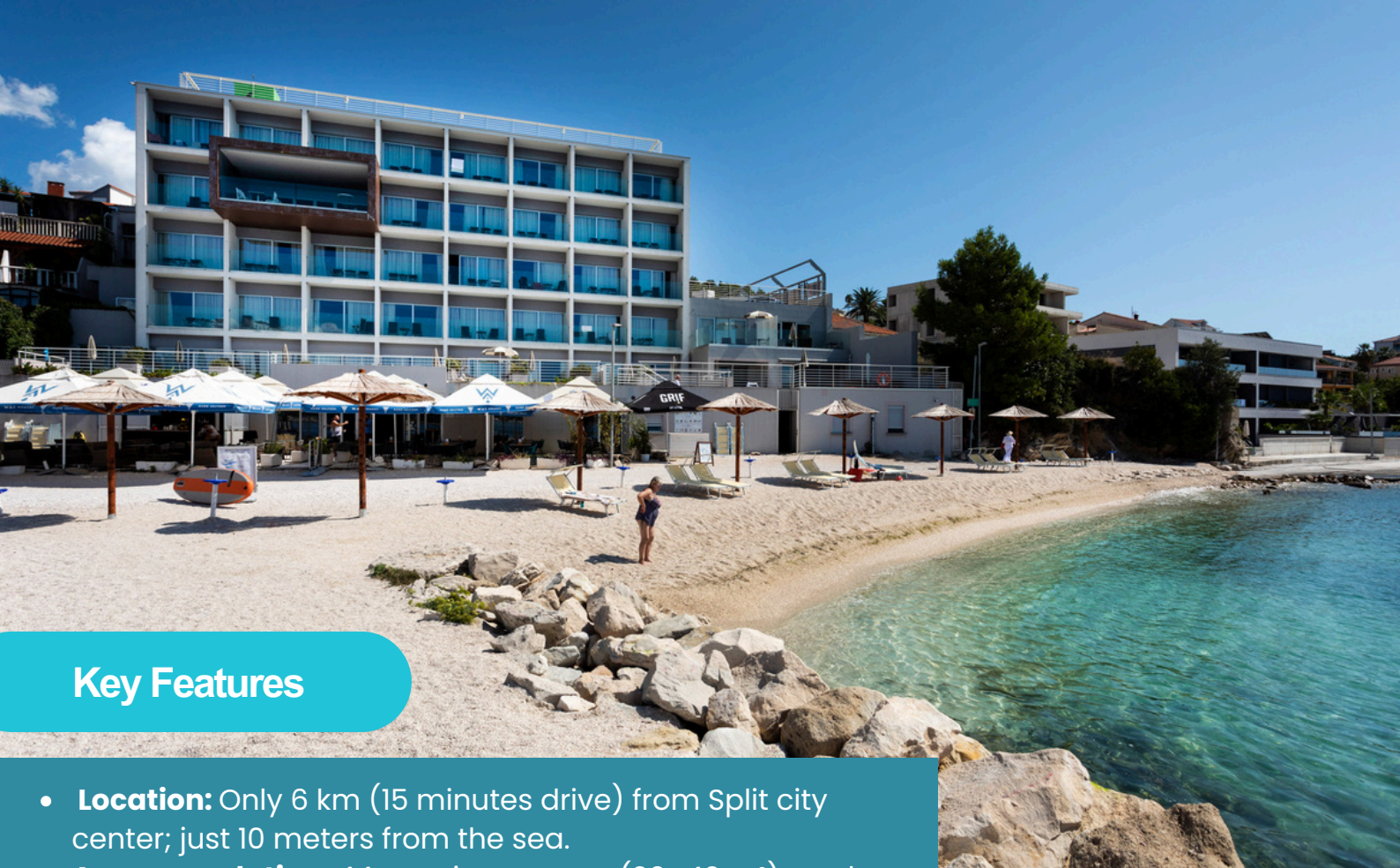
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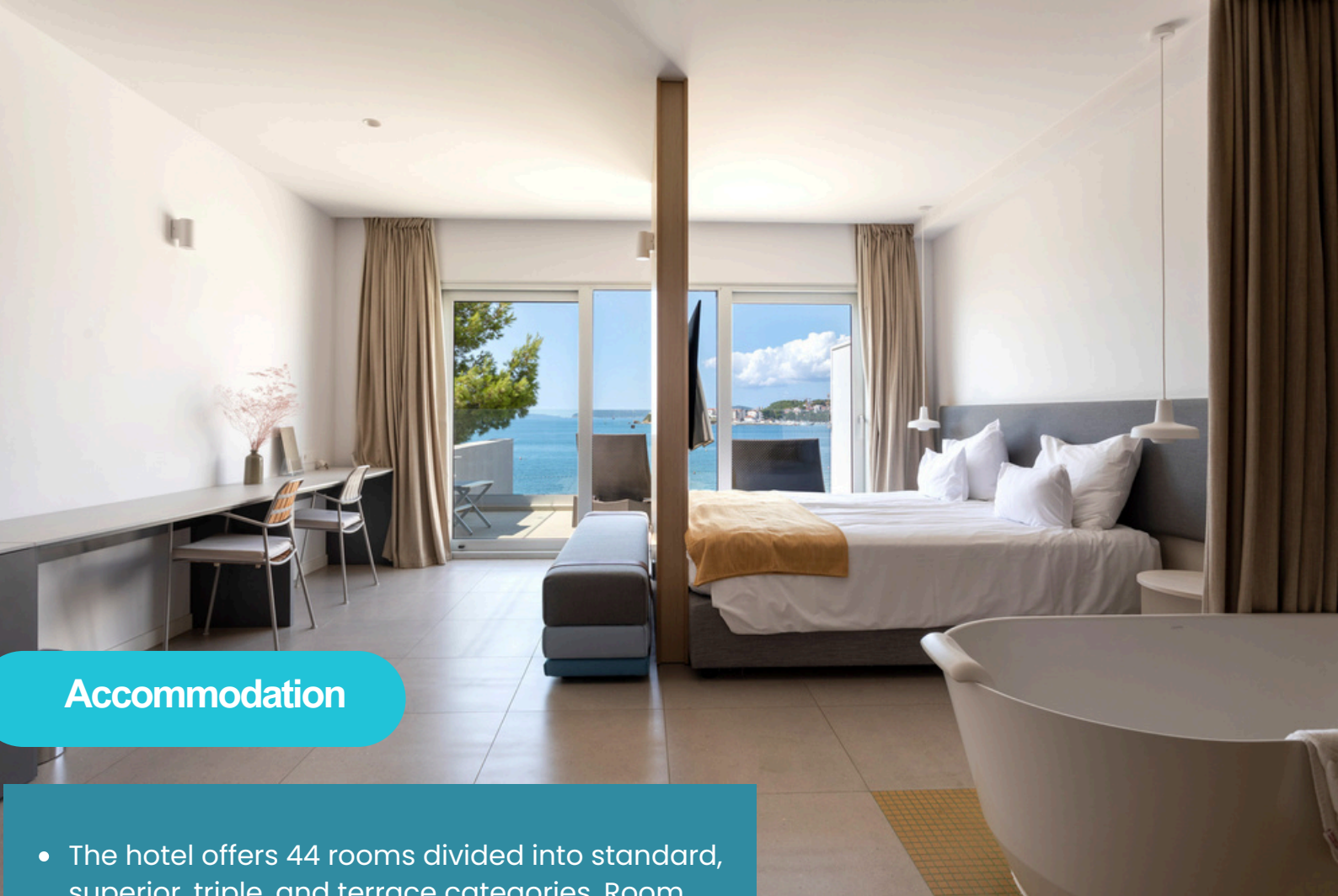


Key Features

- **Location:** Only 6 km (15 minutes drive) from Split city center; just 10 meters from the sea.
- **Accommodation:** 44 spacious rooms (26–42 m²), each with en-suite bathroom, balcony, and full panoramic sea view.
- **Facilities:** Rooftop pool (convertible for year-round use if put under glass roof), spa & wellness (7 treatments simultaneously), gym, sauna.
- **Gastronomy:** Aroma restaurant, beach restaurant (160 m² terrace + 100 indoor seats), beach bar, rooftop bar with panoramic lift and terrace for 100 guests.
- **Meetings & Events:** Conference hall (80 pax, cinema setup), panoramic sea view rooftop terrace for events and gala dinners (100 pax) beach terrace (150 pax).
- **Beach Concession:** 100 m length, 64 sunbeds, 32 umbrellas, 4 SUPs; valid for 4 years (renewable).
- **Additional:** 40 outdoor+9 garage parking spaces, expandable by 20+ more.
- **Smart Building:** Energy class A, solar heating for 8,000 liters of hot water, centralized management, smart rooms, keyless access, Electric Vehicle charging station,
- **Expansion Potential:** Possibility to acquire adjacent land plots and expand capacity up to 120 rooms; conceptual designs available.
- **Market Potential:** Current occupancy ranges from 30% (April) to 95% (August), with significant potential for growth in pre- and post-season; activating facilities which are provided but not in use or not used in full potential.



PANORAMIC SEA
VIEW FROM EVERY
BEDROOM



Accommodation

- The hotel offers 44 rooms divided into standard, superior, triple, and terrace categories. Room sizes range from 26 to 42 m².
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- All rooms feature a balcony and full sea view — visible even from the bed. They are equipped with modern amenities such as keyless access, electronic locks, soundproofing, LCD TV, Wi-Fi, minibar, safe, and eco-friendly cosmetics.
- Example: Terrace Room (42 m² + 9 m² terrace with sea view)
- Bathroom with tub and shower
- LCD TV, satellite/cable, VOD
- Minibar, kettle, coffee/tea set
- Bathrobe, slippers, eco cosmetics
- Work desk, safe, individually controlled AC
- room service, washing and ironing service
- concierge services, transfers by boat and vehicles



AWARDED FOR
ARCHITECTURAL DESIGN

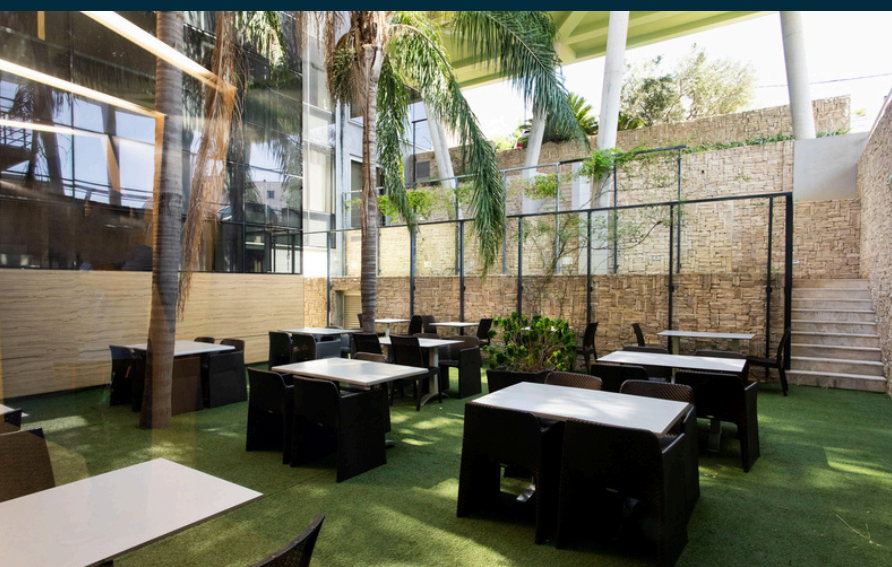


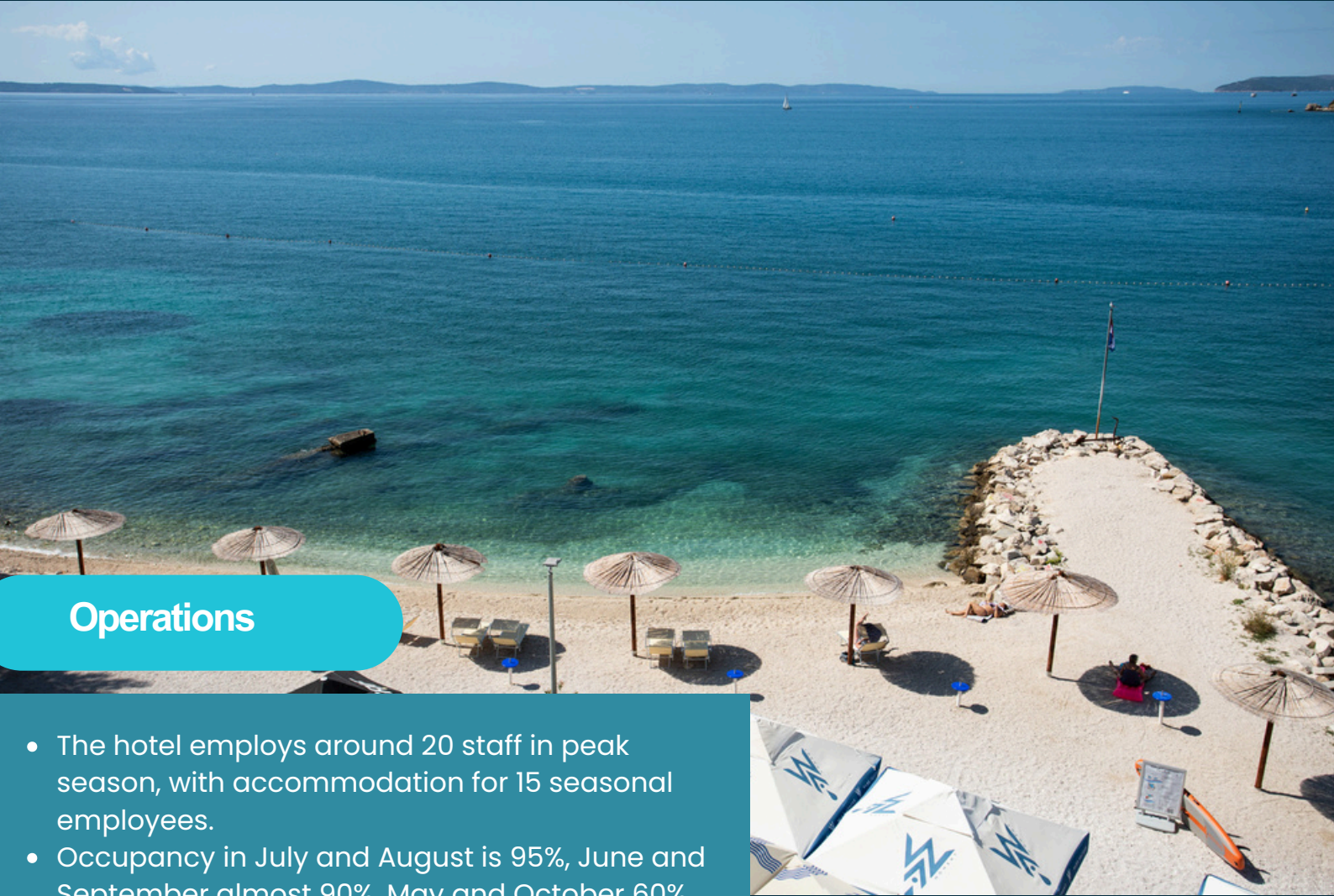
Environmental Sustainability

- The hotel is one of the first in Croatia with an A-class energy efficiency certificate.
- Solar system for preparing 8,000 l of hot water
- Rainwater collection tank
- LED lighting and energy-efficient systems
- Biodegradable cleaning agents, pH neutral hygiene products
- Strict smoking ban throughout the facility,
- Gastronomy based on domestic and local products
- Electric Vehicles charging station



A-CLASS ENERGY EFFICIENCY





Operations

- The hotel employs around 20 staff in peak season, with accommodation for 15 seasonal employees.
- Occupancy in July and August is 95%, June and September almost 90%, May and October 60%, April 30%
- There is significant potential to increase occupancy in pre- and post-season, as well as to optimize use of existing resources (spa, conference hall, rooftop terrace and bar, beach restaurant) and to expand services.
- Hotel business is separated onto another company where are operations and employees, and complete business. This company is not included in the sale.
- For sale is company containing land plot size of 2215 m2 and Hotel building which has 4000 m2 and all inventory and machinery and devices.



- Hotel building with all inventory, furniture and land plot is owned by company that is for sale.



OPERATIONS
SEPARATED ON
ANOTHER COMPANY



Expansion Potential

- Hotel extension – acquisition of adjacent land plots could increase capacity to 120 rooms.
- Concept designs for expansion already available upon request.
- Solar power plant – ready-to-build solution on parking area.
- Parking area expansion for another 20 places,
- Rooftop terrace enclosure – possibility of creating an exclusive sunset restaurant or 3 apartments
- Quick return of $\frac{2}{3}$ of investment after sale of luxury seafront apartments with parking, completely separated from the hotel which in this case will have about 20 rooms (preliminary project of converting rooms into luxury apartments for sale, is already made).
- Additional profit on renting and maintaining of sold apartments in agreement with new owners.



The hotel has numerous advantages and huge potential for growth and extra profit!

Quick return of $\frac{2}{3}$ of investment after sale of luxury seafront apartments!





Extraordinary offer

- Asking price: 21,000,000 EUR
- This hotel represents a unique opportunity to acquire a premium beach front property in one of the most attractive Mediterranean destinations. Modern, sustainable, independent, with proven operations and clear potential for further growth
- The property is independent, not part of any hotel chain, and free of management contracts, offering full flexibility to the future owner.
- Flexibility for the investor: take over the existing staff or form your own team.
- Opportunity of expanding hotel to 120 rooms
- Possibility of tripling profits
- Contact us for further details of this extraordinary offer!



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