

Ref: G0123

## Excellent business opportunity of a Hotel restaurant with expansion possibilities -Macedonia

**1,650,000  
EUR**



**Investment type :** For sale

**Property type :** Hotel

**Bedrooms :** 0

**Restaurants :** 1

**Hotel area :** 1737

**Price in Euros :** 1,650,000 EUR

**Price in US Dollars :** 1,701,031 USD

**Country :** MACEDONIA

**Year built :** 2018

**Condition :** Turnkey



The Hotel-restaurant is located in the heart of Macedonia, near by the most picturesque canyon in the Balkan peninsula, the Demir Kapija Canyon, this property is created with tons of love and care for nature lovers, alpinists and enthusiasts for flora and fauna in this area. Whitehead eagles are the trademark of this landmark. Few famous alpinists became residents of Demir Kapija because of the conditions for training in the famous rocky canyon. Beautiful wine yards and famous local family wineries in the close neighborhood region on 5 minutes walking, are also reason more to become owner of this beautiful property. Near by the hotel, there are fields of lavender that are worth the visit, especially photogenic in the blooming season.

The hotel is suited by the E75 highway, especially frequented during the summer period with tourists who travel to Greece currently rated as the world's most famous tourist destination. The location of the hotel is usually on halfway for tourists from European countries such as Romania, Hungary, Poland, Slovenia, Austria, Italy. Literally, every single car that is traveling to Greece shall pass by the property.

90 to 95 % occupation of hotel rooms and the restaurant from May to October is guaranteed. Till now, families with children have beautiful memories, a lot of them are coming back and extending their reservations for one or two more nights. Around 50% the rest of the year

One hour's drive by car and you get to Thessaloniki and Chalkidiki in Greece, and also one hour drive will get you in Skopje, the Capital of Macedonia.

Information about the property:

The condition of the property is excellent, it is almost new, the hotel was built in 2018 with the highest civil engineering criteria met. The restaurant was renovated in 2021 with all new utilities in the kitchen and the dining room. The rooms are fully equipped with modern furniture and utensils.

The building area is 1737m<sup>2</sup> on 3 floors.

**Ground floor:**

-300m<sup>2</sup> restaurant area with capacity for 250 guests, fully equipped. Suitable for all kind of events, wedding ceremonies, etc.

- Mini spa centre with jacuzzi, sauna and Turkish bath.

**First floor: 14 units for accommodation:**

2 apartments, 2 family rooms ,5 rooms with double beds, 4 rooms with double bed+ single bed,1 room with double bed + 2 single beds.

Conference room around 60m<sup>2</sup>, suitable for around 40 seats.

**Second floor:**

Around 450 m<sup>2</sup> which is under the roof but not fully finished. Suitable for 7-8 apartments for guests or eventually apartments for the owners.

Alternatively, this area on the second floor can also be adapted for a casino, as this kind of entertainment is very popular in this region especially because the location of the property is only 60 km away from Greece (the Macedonian-Greek state border).

The outdoor area of 1200 m<sup>2</sup> has open door restaurant that is specially adapted for open space ceremonies with many guests.

Weddings in Verdisso are already famous in Macedonia, because of the beautiful garden and picturesque waterfalls which make beautiful feelings for newlyweds and their guests.

\*\*\*\*\*

For the land from 10 000 m<sup>2</sup> which is included in this offer, there is a legal permit for building additional facilities up to 28 000 m<sup>2</sup>. Eventually, in the spirit of nature, bungalows are an option for another concept of hospitality.

The hotel was built in 2018 and launched on the market that same year, first as Hotel Moderna and rebranded at the end of 2021 when the renovation of the restaurant took place. The property is sold as an asset.

The selling price is 1.650.000 EUR (Negotiable).