

## Apartment complex Emerald

Hotels & Apartments | Rogaška Slatina, Savinjska, Slovenia

**7.500.000€**

property price

Profitability

-

Rental flow / year

-

Rental flow / month

-

Tenant area

0m<sup>2</sup>



Net size  
**5.171m<sup>2</sup>**



Build  
**2015**



Renovated  
**2022**

### Property details

We are negotiating the sale of the apartment complex Emerald.

The Emerald apartment complex was built in 2015, is designed in a modern style, consists of 6 floors, which are interconnected by an elevator and staircases, comprises 78 apartment units of 29 m<sup>2</sup> and 37 units of office space of 25 m<sup>2</sup>, which can be combined into units of larger areas. The net floor area of the building is 5 171 m<sup>2</sup>, of which 3 372 m<sup>2</sup> is usable sales area for apartments and commercial premises.

The building is completed to the 3rd extended construction phase, with all internal staircases, corridors and the elevator completed.

The apartments are not completed, but all connections (electricity, water, heating, cooling) are already connected to each

unit. Connections for the kitchen and bathroom and the installation of separate consumption meters are foreseen in each apartment.

The ground floor apartments are designed with atriums and the upper floors with loggias (1st, 2nd and 3rd floors).

The commercial premises are in the third construction phase and can be combined into larger units, depending on the structural design of the building and the load-bearing walls.

The building stands out for its modern design, landscaped surroundings, underground garage offering daily or monthly rental and public programme on the ground floor, where a wide range of shops and services can be found. As the complex is built as an extension of the existing Hotel Slatina, which has a wellness area, it allows apartment owners to move comfortably from one building to another and to use the entire infrastructure. They are connected by a covered passageway, which houses a café.

Access to the building is via the promenade along Celjska cesta, which leads from Hotel Slatina to Zdraviliški trg, and also via the garage in the basement.

The building is energy-efficient, it belongs to the energy class B2

Emerald has an exceptional location, within 500 m you will find Zdraviliški trg, Ivan's Boiling, massage therapist, pharmacy, café, cultural centre, hairdresser's, post office, supermarket, ATM - all the infrastructure you need for a pleasant stay.

The sale price is EUR 7.500.000 + VAT for the Emerald building (apartment part and commercial premises).

In addition to the building itself, it is also possible to buy a garage located under the building.

The total price of the building and the garage is EUR 9 500 000 + VAT.

No commission for the buyer.

Advantages of the apartment complex Emerald:

- Flexibility of floor plans - possibility of merging smaller apartments into larger ones as well as dividing larger apartments into smaller ones.

- energy saving building (class B2), very low costs

- excellent location - all necessary infrastructure within 500 m

For more information, please visit our website [rogaska.online](http://rogaska.online).

An exceptional opportunity to buy and invest!

## Investment prediction

### Financing calculation

<b>Cost of the object</b>	7.500.000€
<b>Rental flow</b> / year	0€
<b>Rental flow</b> / month	0€
<b>ROI without financing</b>	0%
<b>Payback period</b> / years	inf
<b>Effective ROI with financing</b>	0%

### Credit options

<b>Financing</b>	0%
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<b>Loan amount</b>	0€
<b>Own funds</b>	7.500.000€
<b>Interest rate</b>	0%
<b>Period of financing</b> / years	0
<b>Period of financing</b> / months	0
<b>Monthly loan body</b>	nan
<b>Annual loan body</b>	nan

When using bank financing, the payback will be **0%** per annum on invested own funds in the amount of **7.500.000€** and **0%** on bank funds in the amount of **0€**.

Total payback when using bank financing will be **0%**.

For the crediting period **inf** years taking into account the repayment of the loan body and %, the profit will be **nan€** through the period of **inf** years the property will remain in full ownership of the investor with price of **7.500.000€**.

Total upon investment of own funds in the amount of **7.500.000€** we get profit over the loan term in the amount of **nan€** (rental income after all payments on loan obligations) **nan€** plus the value of the property, minus investment amount **0€**.

### CALCULATION OF PAYMENTS ON THE LOAN at an annuity (the percentage is included in the monthly payment)

<b>Monthly payment</b> The % of the sum is: <b>nan€</b>	nan€
<b>Account balance after payment</b>	nan€
<b>Total annual payment</b> The % of the sum is: <b>nan€</b>	nan€
<b>Annual account balance after payment</b>	nan€
<b>Total body% of the loan for the entire loan term</b>	nan€

## One-time Expenses

By one-time expenses we mean single, occurring once expenses that you might require during at least the first year. This may be the cost of registration of your company (d.o.o.), agency fees, etc.

<b>Agency fee</b> The price includes the full management of the transaction, the organization of inspections, bargaining, negotiation of contracts. Payment is taken after having the documents filed for the registration of property rights and the receipt and transfer.	3% + VAT
<b>Property tax</b> Payment is taken in the case of buying commercial real estate with a tenant or residential real estate in the secondary market.	2% + VAT
<b>State fee for writing property rights</b>	Payment is taken depending on the price of real estate, usually does not exceed 1000 EUR.
<b>Translation of documents</b> Basic translation/specialized/judicial	15€ / 30€ / 50€
<b>Interpretive services</b>	75€ / hour
<b>Opening a company, getting a TIN</b>	1.500€


## Regular Expenses

By regular expenses we mean expenses that are periodically repeated from month to month, in general, these are expenses for taxes, accounting services and bank account maintenance.

	per Month	per Year
Accounting services	0€	0€
Bank account	0€	0€
	0€	0€
TAX 19% Simplified tax system - 19% of the company's turnover (the entire balance of the company account is net profit)		0€
Total income without TAX		0€

## Micro location

## Macro location

	Population 0
	Employment in services 0%
	Employment in industry 0%
	Employment in agriculture 0%