



4-STAR HOTEL OCTAGON SARAJEVO

Name of the business building	4-star Hotel Octagon Sarajevo near the Airport Sarajevo
Location/Municipality	<p>Novi Grad, Sarajevo</p> <p>The hotel is located in a highly attractive area, 250m from Sarajevo International Airport and 8km from Sarajevo City Center (SCC). At only 5 min walking distance, this is an ideal airport hotel, perfect for overnight airline flight crews, as well as passengers with early morning/late evening flights, or passengers whose flights are cancelled or delayed. At the same time, Sarajevo city centre and the old town are only 8-10km away, while the popular ski resorts of the Olympic mountains Jahorina and Bjelasnica can be reached in 30 minutes. The location provides year-round demand from both business and leisure guests.</p>
Ownership	Private owned
Purpose of the business building (Regulatory Plan)	<p>The project involves a fully constructed and equipped hotel of approximately 1,280 m², with 22 accommodation units and a total of 50 beds (can easily be expanded to 60 beds).</p> <p>The hotel is 4-star rated, registered on all major booking platforms and can start generating income without further investment.</p>

	The estate consists of: <ul style="list-style-type: none"> - Ground floor with reception, restaurant and conference room - 3 floors with hotel rooms and apartments - Top floor with open space to be developed into SPA, offices, additional premium apartments, high-end restaurant with airport and mountain views or similar - Open and fenced parking spaces <p>The property has excellent potential for further development into a premium boutique 5-star hotel offering personalized service and unique design.</p> <p>It can also be re-purposed for another use, like office space, embassy/consulate, elderly care home or similar.</p> <p>Payback calculations range from optimistic 3 year- to conservative 7-year payback period.</p> <p>Video link: https://www.youtube.com/watch?v=FpfQHPxM4l8</p>	
Surface (m²)	1280 m ²	
Land surface (m²)	576 m ²	
Infrastructure	Road connection	Yes
	Electricity	Yes
	Water	Yes
	Gas	Yes
	Phone & Internet	Yes
	Sewage	Yes
Selling	Yes, total price 2.3 million EUR	
Leasing	Yes	
Supporting information available	For additional information about this business building, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +387 33 278 080.	