



WWW.ELISE.SERVICES

THE CASABLANCA

Business-Residential Property
Pizzeria - Night Club Casablanca
CALI Sushi & Mediterranean Food

Vela Luka, Korčula Island

Price: €1,800,000

Property Size: 393.28 m² (4 floors)

Ownership: 1/1 (full ownership)

ELITE SERVICE ENTERPRISE D.O.O





WWW.ELISE.SERVICES

Seafront Commercial Property

A rare opportunity to purchase one of the most iconic hospitality properties on the island of Korčula – the legendary Casablanca.

This prime waterfront property combines a fully operational café-bar and restaurant with a spacious private two-level apartment, making it an exceptional mixed-use (commercial-residential) asset with immediate income potential and strong prospects for future growth.

Located in the heart of the Vela Luka promenade, the property enjoys unmatched visibility, high pedestrian traffic, and close proximity to the ferry port, yacht berths, and the town's cultural and tourist attractions.

The property was built in 2000 and is a reinforced concrete structure.





WWW.ELISE.SERVICES

Prizemlje (1. razina)

Café-bar with terrace and sea view

Spacious, open bar area with service counter

Direct access to a large outdoor terrace on the seafront promenade

Ideal for all-day operations: morning coffee, aperitifs, cocktails, and evening drinks

Prvi kat (2. razina)

Restaurant with panoramic terrace

Dining area with a capacity of 40–50 indoor seats

Large outdoor terrace with direct views of the marina and sunset

Fully equipped professional kitchen, storage, and service areas

Perfect for premium gastronomy, wine-pairing menus, or destination gastro events

ELITE SERVICE ENTERPRISE D.O.O





WWW.ELISE.SERVICES

Second and Third Floor (Levels 3 and 4)

Spacious two-level apartment

Living room with open-concept
kitchen and dining area

3 bedrooms, 2 bathrooms, private
balcony with sea view

Underfloor heating installed in the
bathrooms

Possibility to convert into boutique
accommodation (2–4 luxury rooms)
or keep as a private residence





WWW.ELISE.SERVICES

First Line by the Sea in the Busiest Part of Vela Luka

Constant pedestrian traffic: surrounded by cafés, shops, the ferry port, and marina – ensuring a steady flow of guests and spontaneous visits throughout the year.

Panoramic sea and sunset views from the terraces further enhance the appeal of both the hospitality offer and accommodation.

Potential for multiple income streams

Hospitality (bar and restaurant): two operational floors for dining/bar with terraces, ideal for all-day service (from breakfast to late-evening cocktails).

Accommodation: the spacious two-level apartment can be converted into boutique rooms, opening up potential for a highly profitable lodging business.





WWW.ELISE.SERVICES

Brand Recognition and Heritage Value

Known for decades as *Casablanca* – a name recognized by loyal returning guests and the local community. Opportunity to maintain the heritage or rebrand into a modern, destination concept without losing existing recognition. Historical connection to nightlife provides a strong foundation for PR and storytelling.

Strong Tourist and Local Demand

Vela Luka is the western gateway to Korčula, attracting ferry passengers, sailors, and island explorers. The growing premium tourism segment on Korčula actively seeks high-quality gastronomy and boutique accommodation in an authentic setting. Local residents regularly visit the waterfront for dining and entertainment, ensuring income even outside the main tourist season.





WWW.ELISE.SERVICES

Year-Round Potential with Seasonal Peaks

Peak season (July–August): very high number of served guests and accommodation occupancy, especially on terraces and for drinks right by the waterfront.

Pre-season and post-season (May–June, September–October): excellent potential for themed events (wine-pairing dinners, olive harvest weekends, yacht crew gatherings).

Off-season: space suitable for private events, small conferences, and local celebrations.

Limited Competition in the Premium Segment

Although Vela Luka offers casual gastronomy and mid-range accommodation, there are very few high-end, concept-driven gastro venues with integrated boutique rooms.

An advantage of being a first mover to dominate the premium market on the western side of the island, attracting high-spending guests without losing clientele to Korčula Town.





WWW.ELISE.SERVICES

Vela Luka – A HIDDEN GEM OF THE ADRIATIC

Situated in a wide, sheltered bay on the west side of Korčula, it offers the perfect balance between the Mediterranean “slow living” rhythm and activities for an active holiday. Here, nature and culture meet at every turn: the crystal-clear beaches of the Proizd islets, the archaeological site of Vela Spila, and the Kalos Special Hospital – the center of health and rehabilitation tourism. Why Vela Luka – Now?

Growing premium segment: demand for boutique accommodation, authentic eno-gastronomic offerings, and tailored experiences.

Safe investment: a stable Southern Dalmatia market with long-term development potential.

Lifestyle quality: peace, privacy, and authenticity – without crowds, offering a high quality of life.

Vela Luka is a destination that doesn’t sell “packages,” but a lifestyle – ideal for a quality vacation, as well as smart investments combining pleasure and return.

ELISE.Services is here to unlock your full potential.





WWW.ELISE.SERVICES

Korčula Island – A MARKET OF LONG-TERM VALUE

Korčula combines authentic Mediterranean culture, stable demand, and growth in premium segments – a secure capital base and scalable returns through boutique accommodation and mixed-use properties with strong F&B.

Why Now?

Extension of the season into pre- and post-season (eno-gastronomy, wellness, outdoor activities, culture).

Strong island brand (heritage, vineyards, olive groves) that increases value.

Demand

Boutique hotels & luxury rooms (high ADR, lower operational risk).

Mixed-use (F&B + accommodation) → revenue synergy, better NOI, reduced seasonality.

Serviced apartments & villas → flexible price and stay management.

Eno/gastro concepts with storytelling and events → higher margins and PR reach.





WWW.ELISE.SERVICES

CONTACT US FOR A PRIVATE VIEWING.



Elite Service Enterprise d.o.o. Obala 4 br. 19,
20270 Vela Luka, Hrvatska



+385 99 1678 776
+385 99 167 8775



elise.services



dreams@elise.services

LIVE YOUR DREAM.

