

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)







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 cafébar 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.





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





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

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







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.





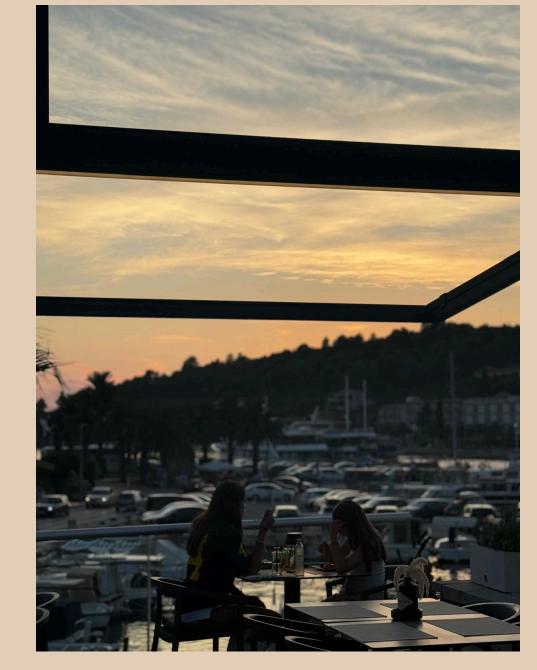
ELITE SERVICE ENTERPRISE D.O.O



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.







Year-Round Potential with Seasonal Peaks

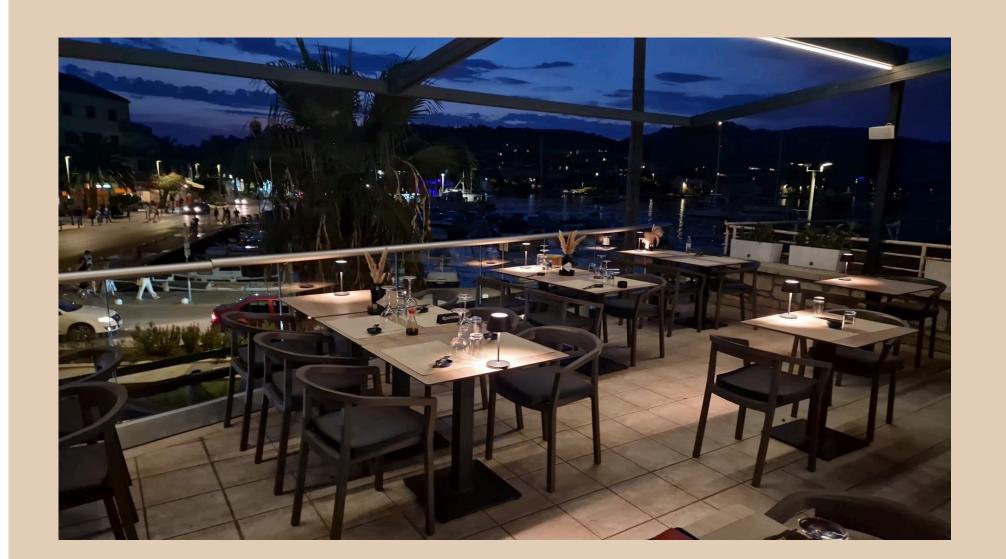
Peak season (July-August): very high number of served guests and accommodation occupancy, especially on terraces and for drinks right by the waterfront.

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.





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.





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 (enogastronomy, 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.





CONTACT US FOR A PRIVATE VIEWING.

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