



listing

Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 590,000

Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Zadarska Zupanija
Πόλη:	Zadar
Δημοσιεύθηκε:	19/08/2026
Περιγραφή:	

Discover an exceptional investment opportunity on the Croatian coast – a spacious property for sale in a peaceful tourist destination near Paklenica National Park, only 100 meters from the sea. Surrounded by natural beauty and crystal-clear Adriatic waters, this versatile property offers enormous potential for tourism and hospitality development.

The beach is just a pleasant 5-minute walk away, while shops, restaurants, and the town center are conveniently located only 600 meters from the property, providing the perfect balance of privacy and accessibility.

Set on a generous 837 m² plot, the property features approximately 350 m² of living space distributed across the basement, ground floor, and first floor. Thanks to its smart and highly functional layout, this property is ideal for conversion into a boutique hotel, apartment house, luxury holiday villa, guesthouse, or hostel on the Croatian Adriatic coast.

The house offers an impressive 12 bedrooms, each with a private en-suite bathroom, plus an additional self-contained apartment. The ground floor includes a spacious communal living area, two fully equipped kitchens, an entrance hall, and six guest rooms with private bathrooms. At the rear of the property, there is a separate apartment featuring a living room with kitchen, bedroom, and bathroom – ideal for owners, staff accommodation, or additional rental income.

An external staircase leads to the first floor, where you will find another large lounge area, kitchen, separate living room with direct terrace access, and an additional bathroom. This floor also contains six more en-suite guest rooms, giving the property outstanding accommodation capacity and flexibility for



various tourism concepts.

One of the property's standout features is the spectacular rooftop terrace with panoramic sea views – a perfect space for a lounge zone, sun deck, wellness corner, or exclusive entertainment area for guests. The spacious yard offers the possibility of creating multiple private parking spaces, further enhancing the property's value and practicality. Combined with its quiet location, proximity to the sea, and close access to one of Croatia's most beautiful national parks, this property represents an ideal investment opportunity for tourism, vacation rentals, or long-term returns on the Croatian coast.

Financial details:

The seller is renting it for 80-100 € per room per day and last year (2025) property was booked since 01.06 till 01.09.

Basing on this info:

Operating Window 92 Days June 1st to September 1st
Annual Occupancy 25.2% 100% capacity during the
**92-day summer peak **
Average Daily Rate (ADR) €90.00 Midpoint of the seller's €80–€100
realized range
Gross Annual Income €99,360 Derived from
**1,104 total room nights rented **
Net Operating Income (NOI) €64,584 Retaining 65% of gross after
operational costs
**Net ROI (Cap Rate) **
** 11.08% Highly attractive return for European coastal property**

Ref: RE-LB-IRO2877

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages: Roof terrace, Spa

Κοινά

Κρεβατοκάμαρες:	13
Μπάνια:	14
Τελειωμένα τετραγωνικά πόδια:	350 τ.μ
Μέγεθος αυλής:	837 τ.μ

Lease terms



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Επιπλέον πληροφορίες

Link:

http://www.arkadia.com/ZLWS-T3449/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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