



ISLAND OF PAG, PAG - commercial and residential building



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,229,627.38

Location

Pays:	Croatie
État/Région/Province:	Licko-Senjska Zupanija
Soumis:	14/10/2025
Description:	
Location:	Zadarska županija, Pag, Pag.

PAG ISLAND, PAG - commercial and residential building

For sale is a mixed-use residential and commercial building in the first row to the sea, with a beautiful view of the sea. This extremely attractive property combines three residential units and one office space, it is ideal for a combination of housing and successful business on the Adriatic coast. On the ground floor there is a commercial space that currently functions as a restaurant with many years of successful business. The restaurant has been operating continuously for more than six years, throughout the year. It is the only serious establishment in the city with organized food delivery, and most of the year the only restaurant that actively works in the town. Thanks to the quality of the offer and continuity of work, the restaurant has a stable base of approximately 700 regular customers, whose contact base is included in the price of the property. The offer also includes a Dacia Dokker delivery vehicle, in very good condition, ready to continue business without additional investments. The restaurant was completely renovated and modernized just three months ago, and the equipment is almost completely new, most of it still under warranty. The professional kitchen contains everything needed for serious catering work: two large kitchen hoods with a new ventilation system, cold and hot chambers, an OEM Dome 7 pizza oven, large professional fryers, a professional 6-ring stove, a Kopa oven, a charcoal grill and an electric grill, a pasta cooker, a sauce heater, a new 8-tray convection oven, as well as professional refrigerators and heating lamps. All installations — electrical, gas, supply and drain — are completely new, which guarantees the safety and reliability of the system. The restaurant has a separate three-phase 40 kW connection and



completely separate water and drainage connections, independent of the rest of the building. The restaurant has a capacity of 80–90 guests, and the space is the only one in the city that can accommodate larger groups and organize celebrations of up to 80 people, with functionality in all weather conditions. This business unit represents a unique opportunity for those who want to take over an already established and profitable business in an extremely frequented location by the sea. The building also includes three residential units — one large apartment, one medium-sized apartment and one studio apartment. There is a possibility of building two more large apartments or flats, which further increases the investment potential of the property. The entire building has its own parking lot for six vehicles, with additional parking options in the immediate vicinity. The location is extremely busy, but at the same time quiet and pleasant, with a direct view of the sea and direct access to the beach. It is ideal for year-round business, living or a combination of both segments. In conclusion, this is a property that combines residential comfort and secure business income. With a fully equipped and active restaurant with proven profitability, a stable customer base and the possibility of expanding accommodation capacities, this is an exceptional opportunity for investors, caterers or families who want to live and work by the sea, in a unique Dalmatian environment.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja

ID CODE: 42552

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Année: 1979

Commun

Salle de bains: 3
Pied carré fini: 370 m²

Room details

Total rooms: 15

Building details

Parking: Oui
Nombre de pieds carrés: 2

Rental details

Furnished: Oui

Lease terms



Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/IOUL-T23234/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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