



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,170,790.84

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Zadarska Zupanija
Città:	Zadar
Pubblicato:	21/03/2024

### Descrizione:

Charming guest house with 14 accommodation units and a restaurant by the sea in Sukošan, 7 km from Zadar, right by the sea, on the 1st line.

Sukošan has a long coastline with numerous bays, beautiful beaches and clear sea. It has a rich gastronomic offer and many cultural and entertainment facilities, which makes it a very desirable tourist destination.

Thanks to the largest marina on the Adriatic, D-Marin Marina Dalmacija, it is a true paradise for sailors.

The pension is located next to a pine forest at the exit of the town, in the immediate vicinity of the beach and all facilities necessary for a pleasant stay.

It is located on a plot of land of 1474 m2.

On the plot there is a main house with an area of 889 m2 and an auxiliary building of 117 m2 in which there is a garage, a laundry room, a storage room and an auxiliary kitchen.

The main house consists of a basement, ground floor, first floor and attic.

In the basement, there is a wine cellar, a technical room for central heating and a storage room.

The ground floor of 357 m2 has a restaurant, terrace, toilet, corridor, room and kitchen.

On the first floor, with a total area of 255 m2, there are 1 studio apartment, 3 one-bedroom apartments and 3 rooms with bathrooms.



In the attic of 209 m2, there are 6 more bedrooms, 3 bathrooms, living room and kitchen, and a terrace.

There are about 150 seats in the restaurant and another 50 on the terrace.

The house offers a wonderful view of the sea.

Inside the spacious, beautifully landscaped yard, there is a garden with a terrace for sunbathing and a barbecue area for all-day enjoyment, as well as parking for 12 cars.

The boarding house is fully furnished and equipped for hospitality activities and represents an already well-established business.

An attractive location in a developed tourist destination ensures the return of invested funds, and this property represents a safe investment in tourism.

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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.

## Comune

Camere da letto:	14
Finito piedi quadrati:	889 mq
Dimensione del lotto:	1475 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ZLWS-T1406/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T1406/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-lb-iro1663

