



## listing



### Agent Info

|               |                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Naam:         | ArKadia                                                                                                      |
| Bedrijfsnaam: |                                                                                                              |
| Mistlampen:   | United Kingdom                                                                                               |
| Telefoon:     |                                                                                                              |
| Languages:    | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | EUR 3,500,000 |

### Locatie

|                             |                   |
|-----------------------------|-------------------|
| Aanbevolen Auto Onderdelen: | Croatia           |
| Staat/Regio/Pronvincie:     | Zadarska Zupanija |
| Plaats:                     | Zadar             |
| Geplaatst:                  | 19-01-2026        |
| Omschrijving:               |                   |

A super-attractive family hotel on the 1st line to the sea near the small town of Posedarje on the Novigrad Sea, 25 km from the city of Zadar.

The nearest airport is 20 km away (International airport of Zadar).

Far from mass tourism, this is an ideal place for rest and enjoyment. The swimming bay located directly in front of the hotel offers clear sea and a quiet beach with sunbeds and umbrellas, surrounded by lush greenery.

Smaller ships can easily dock next to the private pier.

The area of the interior space of the hotel is 2200 m2, it is located on a land plot of 4100 m2.

The hotel has 35 beautifully decorated rooms with balconies and bathrooms. There are double, triple, quadruple and family rooms separated by an intermediate door. Most of the rooms have a sea view.

The hotel has a restaurant with a beautiful view of the sea and parking for 30 cars.

The entire property is regularly maintained and equipped to hotel standards. The accommodation units and shared areas are functional, clean, and air-conditioned. Heating is provided through central oil heating with radiators, and the restaurant also features a wood-burning fireplace. All windows and balcony doors are made of ALU/PVC frames, fitted with mosquito screens, and have shutters or blinds.

The hotel is connected to the electricity and water supply networks. Wastewater is processed through a biological treatment system, and kitchen waste is handled separately via a grease trap. An additional plot next to the main road is included with the property, where a drinking water tank is located.



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This property presents an exceptional opportunity to continue a successful tourism business on the Croatian coast, with infrastructure that supports uninterrupted operation and offers guests a level of comfort and proximity to the sea that is rarely found.

Ref: RE-LB-40806

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.

## **Algemeen**

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 35                  |
| Badkamers:                  | 35                  |
| Afgewerkte vierkante meter: | 2200 m <sup>2</sup> |
| Lot Afmeting:               | 4100 m <sup>2</sup> |

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/ZLWS-T2922/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2922/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: re-lb-40806

