



listing

Agent Info

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

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 590,000

Locatie

Aanbevolen Auto Onderdelen:	Croatia
Staat/Regio/Pronvincie:	Zadarska Zupanija
Plaats:	Zadar
Geplaatst:	19-08-2026
Omschrijving:	

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

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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.

Property advantages: Roof terrace, Spa

Algemeen

Slaapkamers: 13

Badkamers: 14

Afgewerkte vierkante meter: 350 m²

Lot Afmeting: 837 m²

Lease terms

Date Available:



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IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

Additionele informatie

Website URL:

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

Contact information

IMLIX ID:

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