



## listing



### Agent Info

|               |  |
|---------------|--|
| Name:         | ArKadia  |
| Company Name: |  |
| Country:      | United Kingdom   |
| Phone:        |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Listing details

|               |                 |
|---------------|-----------------|
| Property for: | Sale            |
| Price:        | USD 2,911,047.3 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Zadarska Zupanija |
| City:                  | Zadar             |
| Posted:                | Feb 09, 2025      |

### Description:

Guest house on the 1st row to the sea in Bininje-Sukosan area near Zadar and international airport of Zadar!

The property of 400 sq.m. was built in 2010 on a plot of 830 m2.

The building with a well-established tourist business consists of three floors with separate entrances.

On the ground floor there is a large three-room apartment with a living room, kitchen, dining room and two bathrooms. On the ground floor there is also a storage room, a storage room, a laundry room, a garage and an additional wc.

On the first floor there is another three-room apartment with a living room, kitchen and dining room, two bathrooms and a spacious terrace with a beautiful view of the sea.

In the attic there are one one-room apartment and three studio apartments.

This tourist property was completely renovated in 2022, when the facade was changed, new PVC joinery with three-layer glass, floor coverings and furniture were installed.

In the completely fenced yard there is a beautifully landscaped garden, a summer kitchen with a barbecue and an outdoor table, and a private parking lot with six parking spaces.

Through the yard you can reach the pebble beach with a promenade that leads to the center of Bibinje.&nbsp;

Ref: RE-LB-U-19586

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in



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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.

## Common

|                   |          |
|-------------------|----------|
| Bedrooms:         | 10       |
| Bathrooms:        | 8        |
| Finished sq. ft.: | 400 sq m |
| Lot Size:         | 830 sq m |

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/ZLWS-T1030/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T1030/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-lb-u-19586

