



ZADAR, SMILJEVAC - BUSINESS OPPORTUNITY! Hotel under construction!



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: EUR 850,000

Location

Country: Croatia
State/Region/Province: Zadarska Županija
City: Zadar
Posted: Jun 28, 2025
Description:
Location: Zadarska županija, Zadar, Smiljevac.

ZADAR, SMILJEVAC - BUSINESS OPPORTUNITY! Hotel under construction!

Building for conversion into a hotel or nursing home with building permit and conceptual design! A building for sale in an attractive location in the Zadar neighborhood of Smiljevac, ideal for investment in tourism or healthcare. The building is located on a 700 m² plot of land, and consists of three floors, with an already developed conceptual design and building permit for conversion into a small hotel. Location: Smiljevac is a quiet and urban developed neighborhood, perfectly positioned for a combination of vacation and functionality. All essential amenities are nearby - schools, shops, public transport, and the beautiful beaches of Zadar are only 1.5 km away. The center of Zadar and the Old Town are reachable in a few minutes' drive. Building: The building has an excellent floor plan for hotel use, and other conversions are possible. Given the growing demand for accommodation for the elderly, there is a possibility of conversion into a nursing home, which opens up another type of stable and long-term investment. The location, peaceful surroundings and proximity to healthcare facilities further enhance the attractiveness of such a use. Earning potential: Whether you decide to go for tourism or healthcare, this property offers high investment potential. By investing in a hotel, you can generate significant income during the tourist season, while a nursing home provides a secure and constant profit throughout the year, with minimal seasonal impact. Key features: 3 floors ready for renovation + basement Building permit and conceptual design included Plot of land area of 700 m² 1.5 km from the beach Quiet and developed



location in Zadar Possibility of conversion into a hotel or nursing home! Don't miss the opportunity to invest in one of the most sought-after Dalmatian cities! For more information or a viewing, please feel free to contact us.

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

ID CODE: 40216

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Common

Bathrooms:	11
Finished sq. ft.:	420 sq m
Floor Number:	3

Room details

Total rooms:	12
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Building details

Parking:	Yes
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/IOUL-T21817/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	602233
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