



## BIBINJE, ZADAR - TOP LOCATION! Established restaurant with apartments 1st row to the sea



### 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 1,865,511.5

### Location

Country: Croatia  
State/Region/Province: Zadarska Županija  
City: Bibinje  
Posted: Aug 02, 2025  
Description:  
Location: Zadarska županija, Bibinje, Bibinje.

**BIBINJE, ZADAR - TOP LOCATION! Established restaurant with apartments 1st row to the sea**

This property in Bibinje represents an exceptional opportunity for investors who want to combine the residential and business sectors in an attractive tourist destination. Key features of the property: **CONSTRUCTION:** Traditional stone house with excellent insulation, new PVC windows and doors. **LOCATION:** Only 4 meters from the sea with a beautiful view of the bay. Close to Zadar and Zadar Airport. **RESTAURANT** 120 m<sup>2</sup>: Capacity of 50 seats inside, additional 105 outside. Fully equipped kitchen, barbecue, storage space, two renovated bathrooms and a covered terrace. The restaurant has a long tradition of business for 42 years. Residential part categorized for tourist rental. **FIRST FLOOR:** 108 m<sup>2</sup>: 55 m<sup>2</sup> of living space, two bedrooms, kitchen, living room, bathroom. A spacious balcony of 28 m<sup>2</sup> with an unobstructed view of the sea. **ATTIC** 129 m<sup>2</sup>: Three bedrooms, kitchen, living room, bathroom and loggia. **COMFORT:** Heating and cooling via air conditioner and wood stove. Installations for floor heating. You get the complete facility fully furnished, including catering equipment and inventory. Turnkey with automated income. **ADDITIONAL OPPORTUNITIES:** Potential for a very simple conversion into a boutique hotel with 7 spacious rooms with bathrooms, which would significantly increase the annual profit. With the facility, you also get a boat mooring in the bay in front of the restaurant. The bay will soon be renovated and upgraded, which will raise nautical tourism to a higher level and extend the season, especially in the catering area. **CONCLUSION:** This property offers



excellent opportunities for business development or investment in tourism, thanks to its excellent location, equipment and constant tourist demand in Bibinje. If you are considering an investment, this could be the ideal opportunity for you. Do not miss the opportunity to become the owner of this beautiful property in one of the best locations on the coast! For more information and to arrange a tour, feel free to contact us.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
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## Common

Bathrooms: 2

Finished sq. ft.: 500 sq m

## Room details

Total rooms: 7

## Building details

Number of Floors: 3

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/IOUL-T18902/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T18902/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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