



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 692,335.76

Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Rijeka
Posted:	Oct 14, 2025

Description:

Kraljevica Unfinished Hostel for Sale: Prime Investment Opportunity with Panoramic Kvarner Views, Just 800 Meters from the Sea and Highway Access!

Unlock visionary potential in this nearly complete 750 sq.m. hostel project in the tranquil coastal gem of Kraljevica, Croatia, where construction from 2020-2022 has already roofed the structure and poured in around 650,000 euros of solid groundwork on prime building land. Positioned in the northern edge of the plot, this unfinished gem sits a breezy 800 meters from stunning bays and beaches, blending serene seclusion with effortless connectivity—just 500 meters as-the-crow-flies to the highway exit and a poetic 1 km to the romantic vista of the Krk Bridge. Nestled in a peaceful seaside neighborhood dotted with vacation rentals and family homes, it commands breathtaking panoramas across the Kvarner Bay, sweeping from Senj's rugged shores to island horizons and the majestic Učka mountain, making it a canvas for your coastal dream.

The thoughtful layout aligns with an ideational hostel blueprint featuring 15 rooms total, all with en-suite bathrooms, plus essential communal spaces ready for your custom touch. The ground floor hosts three guest rooms with baths alongside a restaurant, reception, lobby, and support areas for seamless operations. Up on the first floor, eight more rooms with bathrooms pair with a fitness nook and storage for active stays. The second floor caps it with four rooms, each with baths, and a sprawling terrace ideal for sunset gatherings overlooking the Adriatic sparkle. Partitions are already in place per the original



plans, and reconstruction can flex to your vision—whether boutique eco-hostel, family retreat, or high-yield rental hub—while an adjacent 638 sq.m. plot begs for enhancements like a shimmering pool, grill zone, lush garden, sun decks, or expanded parking to amplify guest appeal.

This Kraljevica property stands out for its unbeatable value per square meter, advanced build stage, and whisper-quiet micro-location that marries panoramic allure with proximity to pristine coves, the sea's edge, and swift motorway links— a rare find for forward-thinking investors eyeing Croatia's booming Kvarner tourism wave. Serious buyers can negotiate pricing for a tailored fit.

Key features of this Kraljevica hostel include a 750 sq.m. three-level structure under roof with 15 partitioned rooms (all en-suite), ground-floor restaurant-reception-lobby setup, first-floor fitness and storage, second-floor terrace with sea views, plus a 638 sq.m. adjacent plot for pool, garden, or parking additions; invested 650k euros to date, 800m to beaches, 500m to highway, and full panoramic Kvarner vistas in a serene rental-friendly neighborhood.

Seize this horizon-expanding opportunity before it vanishes—contact us today to tour the site and shape your seaside success story.

Ref: RE-U-34341

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.

Common

Bedrooms:	15
Bathrooms:	15
Finished sq. ft.:	750 sq m

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/ZLWS-T3085/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	re-u-34341
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