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 1,975,773.02

Location

Country:	Croatia
State/Region/Province:	Licko-Senjska Zupanija
City:	Karlobag
Posted:	Feb 09, 2026

Description:

PAG ISLAND, PAG – Spacious Seaside Hotel with Investment Potential, Right by the Sea! A beautiful hotel for sale in the town of Pag on Pag Island , one of the most attractive destinations in the Adriatic. This seaside property offers a total of 1,044.53 m^2 of built space on a 761 m^2 plot , with an additional 678 m^2 T2-zone area that includes parking, a swimming pool, a playground, a bocce ball court , and other essential facilities for guests. Property Layout The hotel is designed over a basement, ground floor, and three upper floors , providing 18 comfortable bedrooms and one two-bedroom apartment . Basement: Two garages for guests or staff Storage and technical facilities Ground Floor: Restaurant and enclosed terrace Sanitary facilities Four storage rooms Boiler room First and Second Floors: Eight bedrooms per floor, each with private bathrooms Loggias accessible from the main corridor Third Floor: Two bedrooms with attached bathrooms One two-bedroom apartment with living room, kitchen, dining area, bathroom, and terrace Large storage room Outdoor Amenities The hotel’s outdoor space maximizes guest enjoyment with: Private swimming pool Parking area Playground Bocce ball court The location is exceptional , right next to the sea and a beautiful beach, offering breathtaking Adriatic views and direct access to the coast. About Pag Island Fifth largest island in the Adriatic , with a coastline of 302.47 km , making it the most indented island in the Adriatic Sea Famous for its unique rocky landscapes and sparse vegetation , often compared to a lunar surface Traditional Mediterranean flora grazed by sheep adds to the island’s authentic charm and breathtaking scenery Popular destination for both tourists and investors , offering strong potential for hospitality and vacation rental business Why Invest Here? This hotel is an excellent opportunity for investors seeking: A fully functional seaside hotel in Pag A property with high tourism potential A business with outdoor amenities and direct beach access A prime location on one of the most picturesque and unique Adriatic islands With its spacious layout, prime location, and extensive facilities , this property represents a rare investment opportunity on Pag Island . Optional Expansion Available – 678 m^2 Additional Land for €2,150,000 Buy this property together with an additional 678 m^2 of T2-zone land to include extra parking, swimming pool, playground, and outdoor facilities , for a total price of €2,150,000 . Ref: RE-U-45203 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: Swimming pool, Storage, Attached

Common

Bedrooms:	19
Bathrooms:	20
Finished sq. ft.:	1045 sq m

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/ZLWS-T3259/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	re-u-45203