



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 2,000,121.58

Location

Country: Croatia
 State/Region/Province: Zadarska Zupanija
 City: Ražanac
 Posted: Apr 01, 2026
 Description:
 Location: Zadarska županija, Ražanac, Ražanac.

ZADAR, RAŽANAC – 6 LUXURY APARTMENTS – 1ST ROW TO THE SEA

Well-established business system with 50% direct booking and guaranteed sea view

FINANCIAL INDICATORS (INVESTMENT POTENTIAL)

- NET OPERATING PROFIT: Over 4% per year (net return after all costs).
- GROSS INCOME: Over 7.5% of the total investment value.
- REDUCED COMMISSION COSTS: Thanks to a 50% regular guest base, the profit margin is significantly higher than the market average.
- CAPITAL GROWTH: Stable double-digit growth in the value of the property in this exclusive micro-location

PROPERTY DESCRIPTION – PREMIUM STANDARDS

The property consists of 6 modern apartments, each of which offers:

- CONFIGURATION: 2 spacious bedrooms + 2 bathrooms + open-space living room.
- PRIVATE ROOF TERRACE: Each unit has its own roof terrace with UNOBSTRUCTED AND PERMANENT VIEW OF THE SEA.
- ADDITIONAL SPACES: Ground terrace and secured private parking space for each unit.



- **CONDITION:** Fully equipped (custom-made furniture, high-end technology, air conditioning, WiFi) - **NO ADDITIONAL INVESTMENTS.**

A LOCATION THAT SELLS ITSELF

Ražanac is profiled as a destination for guests with high spending power who are looking for authenticity and peace.

- **FIRST ROW TO THE SEA:** A position that guarantees long-term value.

- **NEAR INFRASTRUCTURE:** Zadar airport (20 km), highway, city of Zadar and the island of Pag in the palm of your hand.

WHY THIS PROPERTY?

You are not only buying an object, you are buying - **PROVEN CASH-FLOW**. Ideal for investors looking for a safe return on capital with minimal operational risk.

Call today!

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

ID CODE: 46460

Danijela Majdandžić

Agent s licencom

Mob: +385 98 979 1602

Tel: +385 91 480 8808

E-mail: danijela@dux-dalmacija.com

www.dux-dalmacija.com

Common

Bedrooms:	12
Bathrooms:	12
Finished sq. ft.:	400 sq m
Lot Size:	509 sq m

Room details

Total rooms:	18
--------------	----

Building details

Parking:	Yes
Number of Floors:	2

Rental details

Furnished:	Yes
------------	-----



Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/IOUL-T25539/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

663789

