



Sukošan, Debeljak, tourist resort, 1,630 m²



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 4,878,752.94

Location

Country:	Croatia
State/Region/Province:	Zadarska Županija
City:	Sukošan
Posted:	Sep 18, 2026
Description:	
Location:	Zadarska županija, Sukošan, Debeljak.

Sukošan and its surroundings are located in Zadar County, in close proximity to Zadar and important transport routes. The resort is located approximately 7 km from Zadar, 2.5 km from Sukošan and the sea, and 7 km from Zadar Airport, along the expressway that connects the area to the A1 motorway.

The resort is located in Debeljak, in the municipality of Sukošan, on the outskirts of Ravni kotari. The location provides easy access to Zadar, the coast, the airport and major transport routes, while the location itself provides more privacy than urban tourist areas.

DUX nekretnine presents the tourist resort Villas Dalmacija 365, which is being sold as a whole, and consists of eight detached villas with private pools.

The resort was built in 2017 and has been in use for the ninth season in tourism. The complex covers an area of approximately 5,100 m², while the total net usable area of the eight villas is 1,630 m². The villas have a total of 3,772 m² of associated courtyards, approximately 244.5 m² of pool area and a total of 16 parking spaces.

Each villa has its own outdoor space, private pool, outdoor living area and barbecue. The resort concept is designed so that individual villas maintain a high level of privacy for their users.



The resort has a total of 32 rooms and 64 basic beds, while using the existing additional beds and cots, the capacity can be increased to approximately 80 guests.

Each villa has four air-conditioned rooms with their own en suite bathrooms. The rooms have access to a balcony or terrace, and according to the submitted presentation, they also have a view of the sea. The ground floor of the villas is organized as a spacious open-space area that combines the living room, kitchen and dining room, with access to the terrace and pool.

Six villas have approximately 188 m², while the two larger villas have approximately 251 m². Villas 5 and 6 additionally have an open-space living area of approximately 75 m² and a basement space of approximately 35 m² intended for socializing and recreation.

The interiors are fully equipped and furnished. According to the submitted presentation, the furniture is largely made to measure, high-quality PVC joinery, air conditioners and other equipment necessary for tourist use of the facilities are installed.

Each villa is located on a separate land registry parcel and, according to the submitted documentation, has separate connections for water, electricity, telephone and internet. In the presentation, it was also stated that all buildings have usage permits and that they are categorized.

The property represents a complete tourist complex that is sold exclusively as a whole, with existing accommodation capacity, eight swimming pools, landscaped outdoor areas and infrastructure necessary for the continuation of tourist activities.

We are available for additional information, documentation and agreement regarding the presentation of the property.

Dear clients, the provision of our services is governed by the General Terms and Conditions, while the Price List of brokerage services is available at the following links:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja

www.dux-nekretnine.hr/o-nama/cjenik-posrednickih-usluga

ID CODE: 49868

Lovre Čavara

Agent s licencom

Mob: +385 91 618 1711

E-mail: lovre@dux-dalmacija.com

www.dux-dalmacija.com

Built: 2017

Common

Bedrooms: 32

Bathrooms: 32

Finished sq. ft.: 1630 sq m



Lot Size: 3772 sq m

Room details

Total rooms: 40

Building details

Parking: Yes

Number of Garages: 1

Number of Floors: 1

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T27475/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 680893

