



ZADAR, PENINSULA - Premium real estate in the heart of the city, opportunity! Virtual tour!



Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 526,896.15

Localização

Country:	Croácia
State/Region/Province:	Zadarska Zupanija
Cidade:	Zadar
Adicionado:	26/03/2026
Informação adicional:	
Location:	Zadarska županija, Zadar, Poluotok.

ZADAR, POLUOTOK - Premium real estate in the heart of the city, opportunity! Virtual tour!

Exclusive Investment: Business apartment on Kalelarga!

A completely renovated and highly profitable concept/apartment of 59 m² is for sale, located in a unique location - Široka Street (Kalelarga). This property is not just an apartment, but an established business entity with a rating of 9.8 on the world's leading rental platforms.

The property is located in an exceptional location in the very center of Zadar, only 30 m from the People's Square, in the immediate vicinity of all major tourist and social events. Thanks to the complete renovation, the apartment is spacious, quiet and very comfortable to stay in, which is a rare combination in the city center.

Financial potential and market context

The uniqueness of the location, which is spatially limited (Poluotok has no space for new construction) and the stable double-digit annual growth in the value of real estate in the old center of Zadar make this property very attractive.



Value Growth: The Peninsula is experiencing a constant increase in the price of a square meter due to its transformation into an elite tourist zone.

Yield: The combination of a prime location and excellent reviews ensures a stable and high annual income, making the property an extremely desirable investment opportunity.

Top-notch equipment and "Smart" technology

The apartment is adapted to modern remote work and maximum guest comfort:

Connectivity: Optical internet (500 Mbit/s), 3x Smart TV + MaxTv.

Smart Home system: WiFi smart entrance lock, video surveillance of the entrance, and WiFi smoke and CO2 detectors for maximum security.

Air conditioning: 2x WiFi air conditioners + 3x convector wall heaters in all rooms.

Technical specifications and renovation

The property has undergone two phases of thorough renovation, ensuring zero investment costs for the new owner:

Complete renovation (2016): Replaced electricity and water installations. The walls and ceilings are insulated with rock wool (5 cm) and double Knauf boards for superior sound and thermal insulation. The floors are reinforced with new beams and OSB boards.

Latest renovation (2023): Completely new furniture, fresh painting, new white goods and the most modern appliances.

Joinery: High-quality PVC windows with aluminum shutters and aluminum entrance doors.

List of equipment included in the price:

Kitchen: Refrigerator, freezer, dishwasher, combined cooker (gas + electricity), oven, coffee maker, microwave, toaster.

Bathroom: Washing machine, tumble dryer, additional wall heater.

Why invest here?

Owning a property on Kalelarga is the same as owning a property on Stradun or Split's Riva. The number of such units on the market is negligible, and the demand for luxury accommodation in the heart of Zadar is growing every season. By purchasing this apartment, you are taking over a ready-made business with a top reputation and a property whose value, due to its microlocation, is not subject to standard market fluctuations.

Don't miss this extraordinary opportunity and call us today to arrange a viewing, and until then, take a walk through our virtual tour (double click on the entrance image).

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

ID CODE: 46137

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

Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	59 m ²
Floor Number:	3

Room details

Total rooms:	3
--------------	---

Building details

Número de pisos:	3
------------------	---

Rental details

Furnished:	Sim
------------	-----

Lease terms

Date Available:

Informação adicional

URL do site:	http://www.arkadia.com/IOUL-T25439/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
--------------	---

Contact information

IMLIX ID:	661197
-----------	--------



IMLIX

Mercado Imobiliário IMLIX

<https://www.imlix.com/pt/>

