

# Hotel

## Zadar, Dalmatia



<b>Ref</b>	RE-LB847-U14061
<b>Type</b>	Hotel
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	1529 sqm
<b>Plot size</b>	1752 sqm
<b>No. of bedrooms</b>	31
<b>No. of bathrooms</b>	31
<b>Price</b>	Price upon request

**Waterfront apart-hotel of a very picturesque and isolated location in Zadar area!  
Recent construction!  
Official category - 3 stars. Location right by the beach!**

Hotel infrastructure:

- restaurant with perfect kitchen
- conference hall for 60-70 places
- **large wellness and spa-centre of 60 m2**
- parking lot for 36 cars

There are 31 accommodation units over 3 levels. Total surface of the building is 1529 m2.

The apartments are of the following categories:

- 9 apartments with sea view of 23 m2
- 6 apartments with sea view of 30-35 m2
- 3 apartments with sea view of 50 m2
- 1 minor sea view apartments

On the opposite side of the building there are 12 accommodation units:

- 8 apartments with no sea view of 30-35 m2
- 2 apartments without sea view of 45 m2
- 2 apartments for personnel 15-20 m2

Worth visiting!

All the apartments are equipped by air-conditioners. They are equipped kitchen.

Within 30 meters from the hotel there is a large sport centre which is rented by the hotel.

Ideal location for potential carehome, retirement home, sports training base.

NOTE: there is a new project for this property extension (61 rooms).

**Hotel was rented since 2022 and sale was suspended till the end of rental Agreement.**

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.

# Hotel

## Zadar, Dalmatia



### Property advantages:

Spa

# Hotel

## Zadar, Dalmatia



Average price/m<sup>2</sup> of this type  
in this region:  
2.081 €

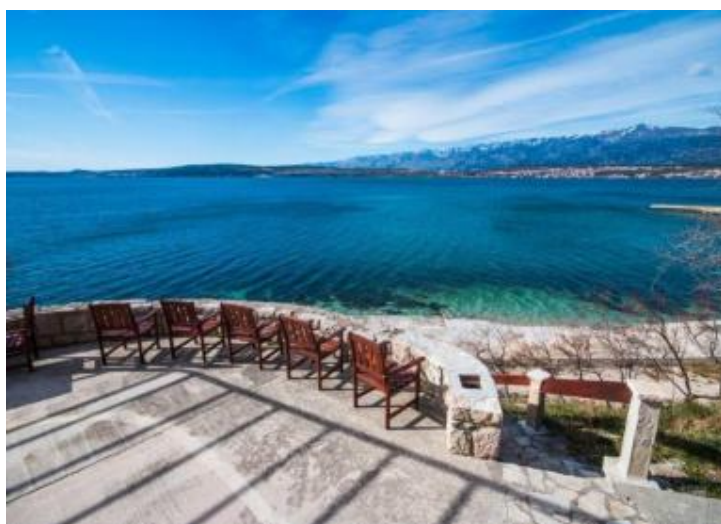
Median price/m<sup>2</sup> of this type  
in this region:  
1.944 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
1.902 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
1.440 €

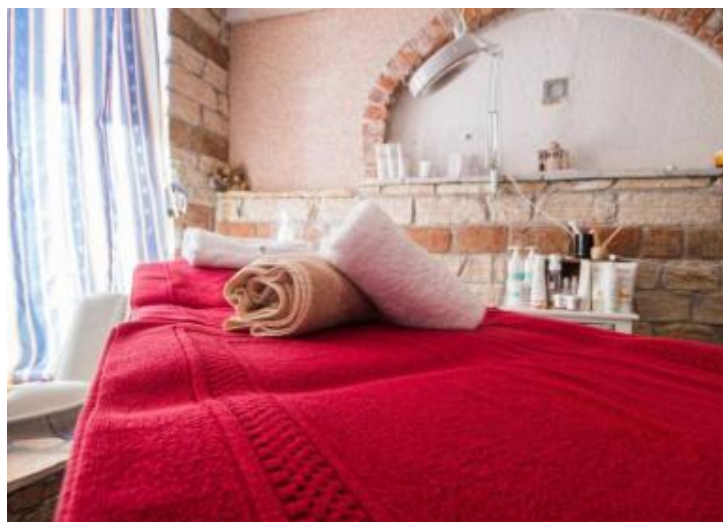
# Hotel

## Zadar, Dalmatia



# Hotel

## Zadar, Dalmatia



# Hotel

## Zadar, Dalmatia



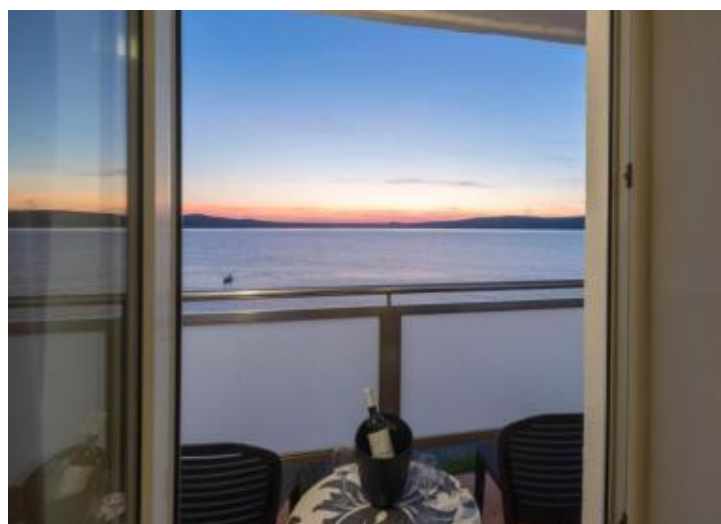
# Hotel

## Zadar, Dalmatia



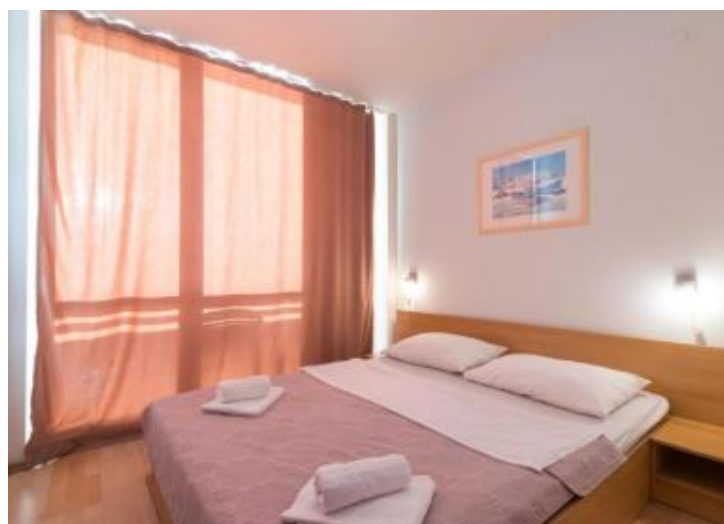
# Hotel

## Zadar, Dalmatia



# Hotel

## Zadar, Dalmatia



# Hotel

## Zadar, Dalmatia

