

# Commercial property

Barban, Istria



<b>Ref</b>	RE-U-43889
<b>Type</b>	Commercial property
<b>Region</b>	Istria > Pula
<b>Location</b>	Barban
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Plot size</b>	26000 sqm
<b>Price</b>	€ 1 500 000

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The biggest and the best adrenaline park in Croatia!

Discover the largest adrenaline park in Croatia, an exceptional investment opportunity located near Barban. Spanning an impressive 26,000 m<sup>2</sup> (2.6 hectares), this property is designed for hospitality and tourism purposes and offers immense potential for development. Already established as a fully operational adrenaline park, the site features a wide range of adventure facilities, a camping area with sanitary facilities, and a large stage accommodating approximately 300 seated guests and up to 5,000 standing visitors, making it ideal for concerts and events. During the summer months, the mini arena hosts "Film under the Stars," adding a unique entertainment dimension.

Adventure enthusiasts will enjoy facilities such as a 20-meter free jump tower, a 120-meter high zip line, a human catapult, a 12-meter climbing wall with two lines, and a climbing park with various height transitions ranging from 2.6 to 10 meters. The park also features an 11-meter high swing, ensuring thrilling experiences for visitors of all ages.

The property includes a 15 m<sup>2</sup> fast food facility, a barbecue area, a 6 m<sup>2</sup> office, equipment storage, fully equipped toilets including facilities for the disabled, a large solid sleeping tent for 20 people, outdoor space for smaller tents under the trees, and a 100 m<sup>2</sup> covered terrace with an additional 20 m<sup>2</sup> area featuring a fireplace. Beyond these existing facilities, there is significant potential to expand with additional accommodation, hospitality, or entertainment facilities, providing opportunities to grow the business further.

The property is being sold together with an established business boasting over 15 years of experience in adrenaline tourism. The land is zoned for multiple uses, including 2,000 m<sup>2</sup> of construction land suitable for holiday villas, 10,500 m<sup>2</sup> as a recreational zone for amusement and adrenaline activities, 3,000 m<sup>2</sup> designated for camping, and 8,000 m<sup>2</sup> of agricultural land. Unlike other adrenaline parks, this location benefits from excellent accessibility, including direct bus connections, making it highly attractive for visitors and investors alike.

It is more than a park for sale - it is an atmosphere of discovery - discovery of your physical abilities and your strength to overcome fear.

We have visited this park more than ten times over the past few years, have experienced everything it offers, and it is truly a pleasure for us to recommend it!

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.

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### Property advantages:

Storage  
Agricultural

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