

Mini-hotel

Sukosan, Dalmatia



Ref	RE-LB-IRO1663
Type	Mini-hotel
Region	Dalmatia › Zadar
Location	Sukosan
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	889 sqm
Plot size	1475 sqm
No. of bedrooms	14
No. of bathrooms	11
Price	€ 1 250 000

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Charming guest house with 14 accommodation units and a restaurant by the sea in Sukošan, 7 km from Zadar, right by the sea, on the 1st line.

Sukošan has a long coastline with numerous bays, beautiful beaches and clear sea. It has a rich gastronomic offer and many cultural and entertainment facilities, which makes it a very desirable tourist destination. Thanks to the largest marina on the Adriatic, D-Marin Marina Dalmacija, it is a true paradise for sailors.

The pension is located next to a pine forest at the exit of the town, in the immediate vicinity of the beach and all facilities necessary for a pleasant stay.

It is located on a plot of land of 1474 m².

On the plot there is a main house with an area of 889 m² and an auxiliary building of 117 m² in which there is a garage, a laundry room, a storage room and an auxiliary kitchen.

The main house consists of a basement, ground floor, first floor and attic.

In the basement, there is a wine cellar, a technical room for central heating and a storage room.

The ground floor of 357 m² has a restaurant, terrace, toilet, corridor, room and kitchen.

On the first floor, with a total area of 255 m², there are 1 studio apartment, 3 one-bedroom apartments and 3 rooms with bathrooms.

In the attic of 209 m², there are 6 more bedrooms, 3 bathrooms, living room and kitchen, and a terrace.

There are about 150 seats in the restaurant and another 50 on the terrace.

The house offers a wonderful view of the sea.

Inside the spacious, beautifully landscaped yard, there is a garden with a terrace for sunbathing and a barbecue area for all-day enjoyment, as well as parking for 12 cars.

The boarding house is fully furnished and equipped for hospitality activities and represents an already well-established business.

An attractive location in a developed tourist destination ensures the return of invested funds, and this property represents a safe investment in tourism.

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:

Garage
Storage
Garden

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Price per m²:
1.406 €

Average price/m² of this type
in this region:
0 €

Median price/m² of this type
in this region:
0 €

Average price/m² of this type
in Croatia:
0 €

Median price/m² of this type
in Croatia:
0 €

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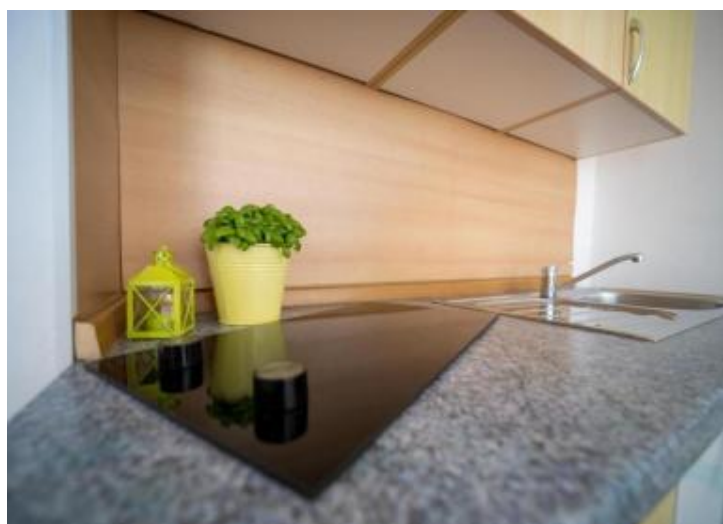
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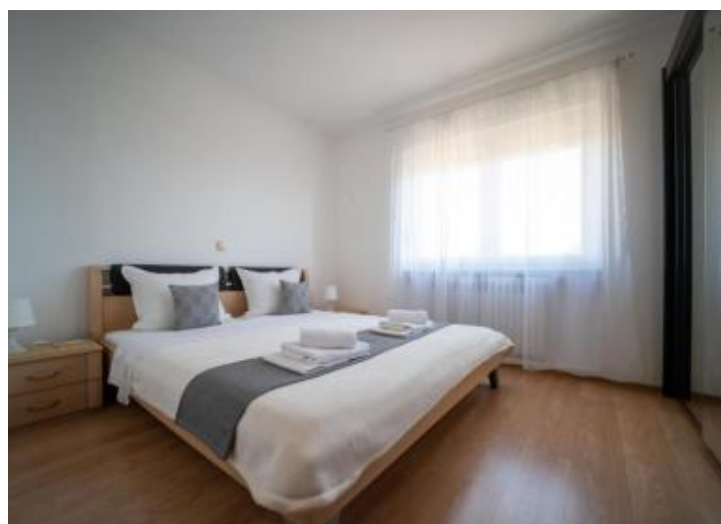
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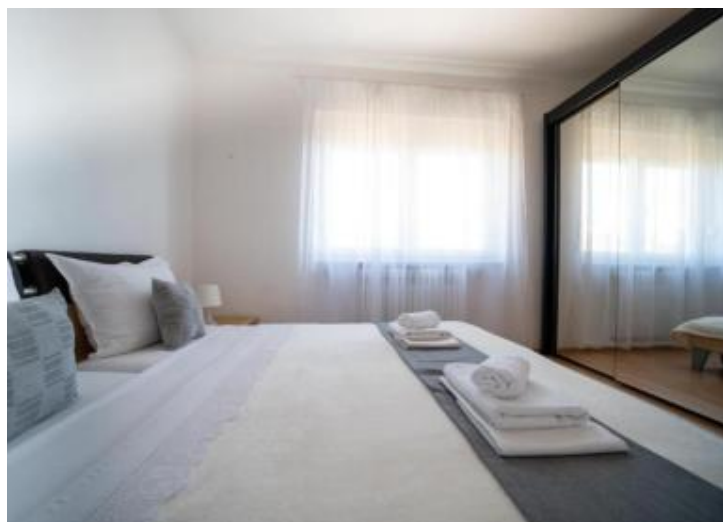
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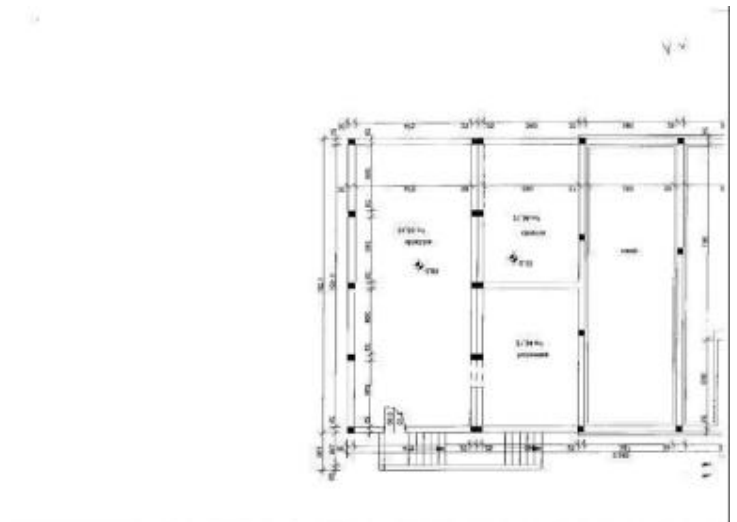
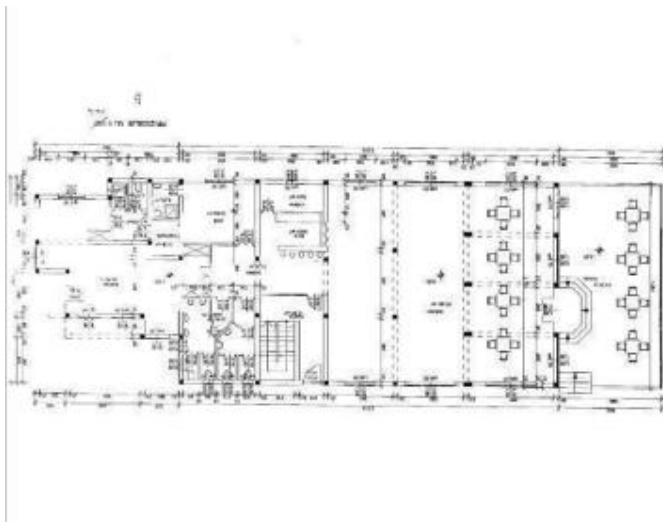
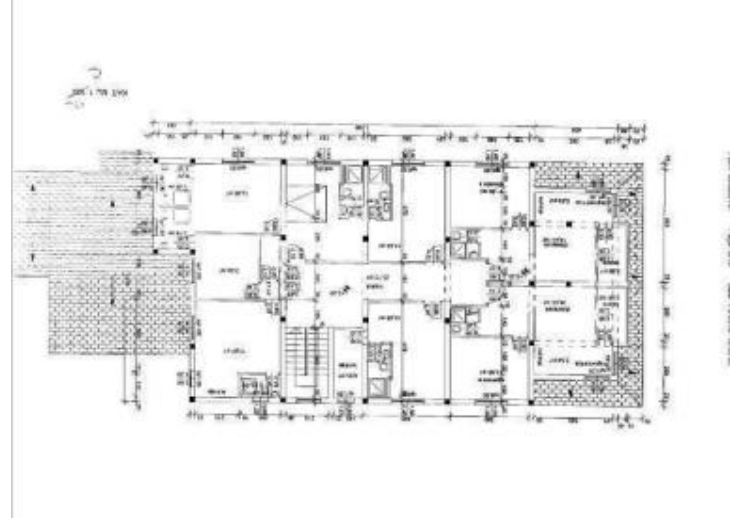
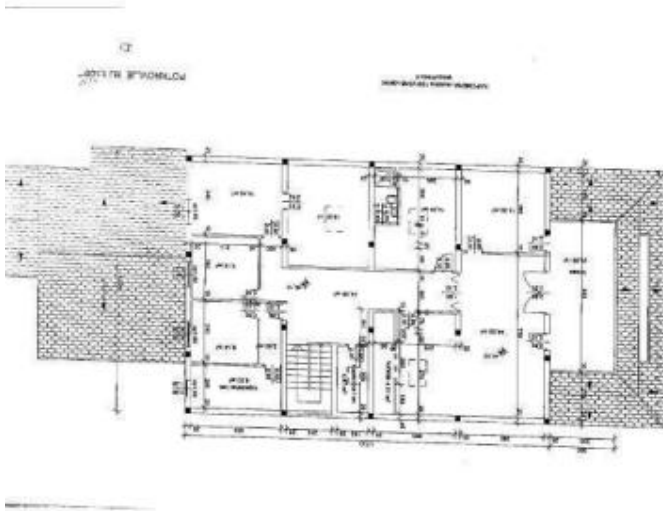
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