

EKSKLUZIVNO - Očaravajući agroturizam u blizini NP Krka, Šibenik - Okolica, Commercial property



Seller Info

Name: Dogma Nekretnine
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,
Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	EKSKLUZIVNO - Očaravajući agroturizam u blizini NP Krka
Property for:	Sale
Office space type:	catering
Property area:	3074 m ²
Bedrooms:	25
Bathrooms:	25
Price:	1.00 €
Updated:	Apr 15, 2024

Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Šibenik - Okolica
City area:	Radonić
ZIP code:	22000



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Description

Description: EXCLUSIVE! A wonderful estate near Krk National Park - a haven for true nature lovers! At only 9 km from this beautiful estate, it is possible to explore the unavoidable Krka with dozens of picturesque paths and viewpoints. The canyon of the Čikola river along the promenade, as well as a trip to the Čikola canyon on the via ferrata, is ideal for lovers of active vacations and recreation, beginners and adventurers, to enjoy with family and friends. The experience is extraordinary as you pass through the protected natural landscape, where there are no crowds and you will really enjoy the natural peace. Also, in the immediate vicinity of agrotourism, there is also the Visovac-Roški Slap picturesque promenade, ideal for lovers of walking and active vacations. From Visovački Lake to Roški Slap, you can also take the Stinice - Roški Slap - Ozidana Pećina trail. The trail is full of biological and geological phenomena, and is eight kilometers long. We offer several different accommodation units: detached stone house for vacation, warm family apartments or double rooms for guests on the move. The reward for your

well-being will be a moment of solitude in the sauna, followed by a glass of local wine with your favorite reading in a warm bath. In addition to living space, this incredible property also offers business spaces, a restaurant, a gym, a children's playground, etc. - All units have their own bathroom, which consists of a shower cabin, sink and sink. - All rooms and apartments have a balcony or terrace. - Each unit has air conditioning, all air conditioners are a++ - The building has a Mediterranean garden that is meticulously maintained, and in the central part there is an artificial stream whose gurgling makes the guests enjoy the ambiance of the breakfast itself, which takes place in the gazebo next to the garden. There is a mixed-use building on the first building, and it has pre-installed underfloor heating that can be started by installing boiler rooms in the basement. There are solar panels on the roof that fully cover hot water consumption and a 300L water heater. There is a swimming pool and a boiler room on the same ground. The mixed-use building consists of: - three family rooms of 40m², two rooms each have two toilets and bathrooms, one has one toilet/bathroom, of which two family rooms can be used as separate double rooms, where instead of two family rooms for 4 people, we get 4 double rooms. (capacity for each of the rooms - 4, total 12) - two double rooms, one of which is 14m², the other of 18m² (capacity 2 people per room) All rooms are categorized as 4*, except for the small double room, which can also be registered as a single room if the 4* needs are met. - a smaller room of approx. 4 m² that is used as a storage room for the maids! Second building - residential building with a total of 103m²: The facility also has a solar heating system and a 200L boiler that covers all needs! Housing units: - Apartment with one double room, one toilet and bathroom, connected to central heating, which is located in the building, has 45m² (capacity 2+2) - Two-bed studio apartment of 20m² (capacity 2 people) - Apartment with one double room, which has two toilets and a bathroom, and is 40m² (capacity 2+2) Third facility - children's playground approx. 60m²: Covered gazebo approx. 50m² Room with sauna and exercise equipment approx. 30m² Two gardens! The fourth building - office building of 220m² of office space: The entire building is connected to central heating, where it has a third solar section and a hot water boiler. The fifth object - it is also a more complex object where it is located: - oven of approx. 10 m² - a 15m² dryer - a professional kitchen, which is divided into several sections, also has a bread oven, a staff toilet He gets attached to her - a hall of 60 m² which is covered with stone, in the same room there is a fireplace, a toilet for guests in the restaurant (one for men and one for women) - the adjacent room is 80m² and is used for serving breakfast and reception, and for guests when they want to play board games, etc. in bad weather. This part can also be used for catering purposes! - there are two apartments in this building; one of approx. 20m², the other 40m² - there is a large terrace of 40m² on the first floor - 2 large apartments of 55m² with two bedrooms, each with a bathroom and toilet (capacity 4+2) - an apartment with one double room, which has two toilets and a bathroom, is 40m² (capacity 2+2) - double deluxe room of 40m² has one toilet with bathroom (capacity 2+2) Sixth building - auxiliary building 72m² - 2 large apartments of 55m² with two bedrooms, each with two bathrooms with a toilet (capacity 4+2) This agrotourism is located in

Dalmatin Zagorje, which is a very attractive location considering that it is only 9 km from the beautiful waterfalls of NP Krka, 20 km from the center of Šibenik and the beautiful Dalmatian ones. This family complex generates enviable results and earnings on an annual basis, and taking into account the fact that it is traditionally and qualitatively arranged and every detail is taken care of, there is no need for additional investments, and with good and adequate maintenance, they will not be needed for many years to come. The building is very worthy of attention, and serious investors will definitely find potential in this beautiful property. For any additional questions or arrangements regarding the presentation and tour, please contact: Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: claudio.mezzalira@dogma-nekretnine.com Gabrijela Lovrinović Asistent u posredovanju Mob: 097 7617 229 Email: gabrijela.lovrinovic@dogma-nekretnine.com ID CODE: DA1304

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