

## Plitvička jezera - Motel i restoran na odličnoj lokaciji! 1.350.000€, Rakovica, Commercial property



### Seller Info

Name: Maxxia Nekretnine  
First Name: Maxxia  
Last Name: Nekretnine  
Company Name: Maxxia d.o.o.  
Service Type: Selling and renting  
Website: <https://www.maxxia.hr>  
Country: Croatia  
Region: Zadarska županija  
City: Zadar  
ZIP code: 23000  
Address: J. Jurja Strossmayera 1A  
Mobile: 00385913399907  
Phone: 00385913399907  
About us: MAXXIA Real Estate is a signatory of Regulations for Real Estate Mediators and is registered in the Registry of Real Estate Mediators, and in the Directory of Authorised Real Estate Agents managed by Croatian Chamber of Economy. Maxxia Real Estate services for our clients:  
Real estate buying and selling  
Pre-contract and purchase contract consulting  
Verification and coordination of ownership and proprietary status  
Real estate legal verification  
Marketing elaboration and presentation of real  
Expert assessment of real estate value  
Legal services in cooperation with authorized law office  
Official entries in land registry and cadastral records  
Services of all other experts for purchase procedure

Real estate rental  
Real estate maintenance  
100/2016

Reg No.:

## Listing details

### Common

Title: Plitvička jezera - Motel i restoran na odličnoj lokaciji! 1.350.000€  
Property for: Sale  
Property area: 820 m<sup>2</sup>  
Price: 1,350,000.00 €  
Updated: Jan 27, 2024

### Condition

Condition: Kept

### Location

Country: Croatia  
State/Region/Province: Karlovačka županija  
City: Rakovica  
City area: Rakovica  
ZIP code: 47245

### Permits

Building permit: yes

### Additional information

Energy efficiency: In preparation  
Infrastructure: Water, Active telephone line,  
Telephone installation, Black pit,  
ADSL



### Parking

Number of parking spaces: 18

### Description

Description: Plitvice Lakes - Rakovica Motel near the Plitvice Lakes National Park of 630m<sup>2</sup> on a plot of 912m<sup>2</sup>. Within the motel there is a restaurant originally built in quality wood, 190m<sup>2</sup> on a plot of 1276m<sup>2</sup>. The motel consists of: - reception for guests - 17 rooms with bathrooms and toilets - one two-bedroom apartment for owners or staff, - auxiliary rooms, - outdoor parking spaces for cars and buses. Central heating with heating oil; one outdoor air conditioning unit for the whole building.

The building was built in 2003 and is ready for renovation. Restaurant - spacious hall with 40 registered seats; actual possibility of up to 60 seats, - large fireplace for preparing traditional dishes (baking, cauldron), - equipped kitchen - guest toilets - basement space of additional 60m<sup>2</sup>, - large terraces for guests. The restaurant is well-established for various banquets and events, as well as for individual groups of guests. The location is extremely quiet. Close proximity to: - Plitvice Lakes National Park, - Rastoke Slunj, - Barač Cave, - Jelena Valley. Gospić - Slunj - Karlovac - Bihać - Zagreb Rakovica bike trail. All additional information on request. TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT! Custom ID: M/H-3052-004 Energy class: U izradi  
MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar  
MAXXIA Info.office STARIGRAD PAKLENICA Ul. Dr. Franje Tuđmana 1  
Contact: 091 339 9909 091 339 9908 091 339 9907 091 339 9906 info@maxxia.hr  
info.maxxia@gmail.com <https://maxxiarealestate.com/>

### Additional contact info

Reference Number: 564096  
Agency ref id: M/H-3052-004  
Contact phone: +385 (91) 339-9908