

Zadar, Bibinje stambeno-poslovna kuća uz more, Bibinje, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Zadar, Bibinje stambeno-poslovna kuća uz more
Property for:	Sale
House type:	residential-commercial
Property area:	300 m ²
Lot Size:	108 m ²
Number of Floors:	2
Bedrooms:	7
Bathrooms:	2
Price:	1,580,000.00 €
Updated:	Nov 21, 2024

Condition

Built:	1982
Last renovation:	2008

Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Bibinje
City area:	Bibinje
ZIP code:	23205

Permits

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



Additional information

Energy efficiency:	In preparation
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Description

Description:	Zadar, Bibinje residential and commercial house by the sea Kaiser Immobilien
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offers an exclusive residential and commercial house in an extraordinary location, only 4 meters from the sea with a beautiful view of the bay. The house consists of a restaurant, a residential part on the first floor and a high attic. A renowned restaurant in Zadar with a long tradition of 42 years, located right by the sea, is for sale. The restaurant covers an area of 120 m² and includes an entrance area with a seating area, an interior area with a capacity of 50 seats, a bar, a fully equipped professional kitchen, two sanitary facilities and a storage area. In addition, the restaurant has a covered outdoor terrace of 145 m², located just 1 meter from the shore, with a barbecue and a capacity for 105 seats. This well-established restaurant, known in the Zadar area, operates all year round and is sold fully equipped with inventory. It is possible to buy the restaurant separately, independent of the rest of the property. An excellent opportunity to continue a successful business in a prime location by the sea. The first floor covers 108 m², of which 55 m² is living space. On the first floor there is a kitchen, a living room, a hallway, two bedrooms, a bathroom and a storage room. Of particular note is the spacious loggia of 28 m², which offers a stunning view of the sea. The apartment is categorized with three stars and is successfully used for tourist purposes, achieving excellent results. The attic, the largest residential unit of 129 m², consists of three bedrooms, kitchen, dining room, living room, bathroom and loggia. Heating and cooling of the space is ensured by air conditioners and wood stoves, which provides a pleasant temperature and comfort throughout the year. The apartment and apartment are equipped with aluminum joinery, while the floors are covered with laminate and tiles, which ensures a high level of quality, durability and a modern look of the interior. The property is ideal for restaurateurs who want to expand their business or start running a restaurant in an extremely popular tourist destination. Tourist rental, because it includes residential units that are already operating for the purpose of tourism and record excellent results, with a constant flow of guests. Potential for a boutique hotel – The spaciousness and layout of the rooms allow for redevelopment into a luxury boutique hotel with a unique offering, which would attract high-end guests and further increase revenue. This property combines business and residential functions, with the possibility of further development and expansion of the tourist offer, which makes it a unique opportunity on the market. Bibinje is located just a few kilometers from Zadar, which allows easy access to all urban facilities, while at the same time providing a peaceful environment by the sea. Bibinje is a popular tourist destination with a long coastline, numerous beaches and an attractive marina, which makes it ideal for investments in tourism and catering. Only a few minutes' drive from Zadar Airport, which is extremely attractive for tourists, both domestic and international. Bibinje boasts a long coastline, clear sea and beautiful beaches that are very popular among visitors. This place has a stable tourist offer and a long tradition, which ensures a large flow of guests during and outside the season. Bibinje offers peace and quiet, with all necessary facilities such as schools, shops, restaurants and sports facilities, which makes it ideal for families. Bibinje is well connected by road with the rest of the region, and modern infrastructure enables quality life and business. These characteristics make Bibinje an extremely desirable location for

investing in real estate, whether it is business or residential units. Proximity to amenities: Zadar-Bibinje: 5 km Bibinje- Zadar Airport: 7.6 km Distance between major cities: Bibinje-Ljubljana: 342 km Bibinje-Budapest: 685 km Bibinje-Munich: 787 km Bibinje- Vienna: 617 km Bibinje-Prague : 940 km The commission of the agency for the buyer is 3% +VAT and is paid in case of real estate purchase, at the conclusion of the first legal act. ID CODE: For more detailed information, please contact: Nina Fabijan Tel: +385 955046197 E-mail: nina@kaiser-immobilien.hr ID CODE: 128-009

Additional contact info

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