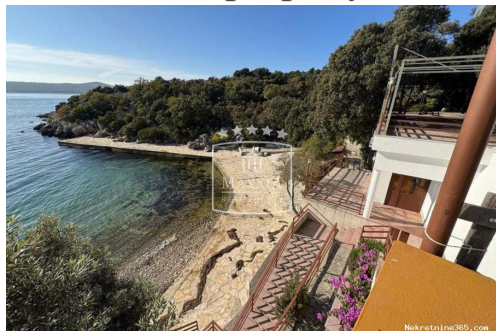


## Zadar-okolica! Hotel prvi red do mora! Potencijal!3.450.000€, Posedarje, Commercial property



### 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

Reg No.: Real estate rental  
Real estate maintenance  
100/2016

## Listing details

### Common

Title: Zadar-okolica! Hotel prvi red do mora! Potencijal!3.450.000€  
Property for: Sale  
Property area: 2459.8 m<sup>2</sup>  
Lot Size: 8249.0 m<sup>2</sup>  
Floor: 3  
Price: 3,450,000.0 €  
Orientation: South, East  
Updated: Nov 30, 2024

### Condition

Built: 1980  
Condition: Kept

### Location

Country: Croatia  
State/Region/Province: Zadarska županija  
City: Posedarje  
City area: Posedarje  
ZIP code: 23242



### Additional information

Infrastructure: Water, Air conditioner, Sewage

### Description

Description: MAXXIA offers a family hotel located in a privileged location in the first row to the sea in close proximity to Zadar, Zemunik airport, the highway, Velebit National Park, the Zrmanja canyon, and the Kornati archipelago. The hotel has half a century of family business tradition! Property area 2,459.80 m<sup>2</sup>. Total land area 8,249 m<sup>2</sup>. A large part of the land is free for the construction of additional exclusive buildings. Area of auxiliary buildings (heating, workshop..) 268 m<sup>2</sup>. Accommodation provided in 35 rooms, capacity of 97 beds. Two auxiliary rooms for the needs of the owners. The accommodation consists of double, triple, and quadruple rooms (all have bathrooms with showers, air conditioning, TV, safe, a balcony with a sea view, except for three rooms). The orientation of the rooms is south, partially east. FACILITIES: Reception. Several spacious restaurants in the facility (breakfast, lunch, grill..). Large terraces in front of the restaurants with open sea views. Areas for guest socializing (hobby rooms, relaxing zone, library).

Staff accommodation. Storage spaces. Radiators are installed in the majority of rooms while in other rooms a connection is left (central heating on heating oil). Auxiliary facilities; laundry room, boiler room, gas tank, generator, biofilter, heating oil tank, solar panels for hot water. Secured parking spaces (for cars and buses). For any potential needs of the buyer regarding the improvement of the property and interior decoration of this structure, we can offer collaboration with our trusted partners. All additional information on request. Brokerage fee in accordance with the General Terms and Conditions. The entire purchase/sale process is managed by our authorized law office. **TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT!**

### Additional contact info

Reference Number: 692545  
Agency ref id: H-5573-000  
Contact phone: +385 (91) 339-9908