

## RESTORAN + PANSION 17 smještajnih jedinica 766m2!! 898000€, Starigrad, Immobili commerciali



### Info venditore

Nome: Maxxia Nekretnine

Nome: Maxxia

Cognome: Nekretnine

Nome della ditta: Maxxia d.o.o.

ditta:

Service Type: Selling and renting

Website: <https://www.maxxia.hr>

Paese: Croatia

Region: Zadarska županija

City: Zadar

CAP: 23000

Indirizzo: J. Jurja Strossmayera 1A

Mobile: 00385913399907

Phone: 00385913399907

Riguardo a noi: 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.:

## Dettagli annunci

### Comune

Titolo: RESTORAN + PANSION 17 smještajnih jedinica 766m2!! 898000€  
Proprietà per: Sale  
Square Feet: 766 m<sup>2</sup>  
Stanze da letto: 20  
Prezzo: 898,000.00 €  
Pubblicato: 19.01.2024

### Stato

Condizione: Mantenuto

### Collocazione

Nazione: Croatia  
Stato / Regione /  
Provincia: Zadarska županija  
Città: Starigrad  
Zona della città: Starigrad  
Poštanski broj: 23244

### Permessi

Permesso di costruzione: si



### Additional information

Efficienza energetica: In preparazione

### Parcheggio

Numero di posti auto: 14

### Descrizione

Informazioni aggiuntive: Starigrad Paklenica Strateška lokacija!! More i glavna plaža cc 150m udaljenosti. RESTORAN - 70 sjedećih mjesta na terasi + 50 mjesta u sali. Uhodani restoran otvoren preko cijele godine površine 174.37m<sup>2</sup>, smješten u prizemlju stambene zgrade s velikom terasom površine 100.50m<sup>2</sup> otvorene na jug prema moru. Veliki parking. Podrumske radne prostorije površine 6.85m<sup>2</sup> i 18.59m<sup>2</sup>. Kuhinja, bar,

separe prostor. Sveukupna površina restorana s pomoćnim prostorijama iznosi 392.44m<sup>2</sup>. PANSION - 17 smještajnih jedinica. Uz restoran se prodaje uhodani pansion sveukupne površine 373.66m<sup>2</sup> smješten na zemljištu površine 824. - 3 apartmana ( jedan dvosoban apartmani i dva studio apartmana). - 14 soba s toaletima i kupaonicama. Kompletno namješteno. Sveukupno smještaj za otprilike 40 osoba. Prostorije u suterenu su u funkciji praonice. Pojedine smještajne jedinice imaju balkon s pogledom na more ili Velebit. Cjelokupna struktura izgrađena i u funkciji od 2002. god. Okruženje: - trgovački centar, hotel, teniski tereni, benzinska postaja, ljekarna i svi ostali potrebni sadržaji. U neposrednoj blizini ulaz u Nacionalni park Paklenica! Veliki potencijal za investiciju. **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU!** Starigrad, Paklenica Great location! The sea and the main beach are only 150m away. RESTAURANT - 70 seats on the terrace + 50 seats in the hall. A well-established restaurant open all year round with an area of 174.37 m<sup>2</sup>, located on the ground floor of a residential building with a large terrace of 100.50 m<sup>2</sup> open to the south towards the sea. Large parking lot. Basement work rooms of 6.85m<sup>2</sup> and 18.59m<sup>2</sup>. Kitchen, bar, private dining space. The total area of the restaurant with auxiliary rooms is 392.44m<sup>2</sup>. BOARDING HOUSE - 17 accommodation units. Next to the restaurant, a well-established guesthouse with a total area of 373.66 m<sup>2</sup>, located on a plot of land with an area of 824 m<sup>2</sup>. - 3 apartments (one two-bedroom apartment and two studio apartments). - 14 rooms with toilets and bathrooms. Fully furnished. Total accommodation for approximately 40 guests. The rooms in the basement are used as a laundry room. Some accommodation units have a balcony with a view of the sea or the mountain of Velebit. The entire structure was built and has been operating since 2002. Surroundings: - shopping center, hotel, tennis courts, gas station, pharmacy and all other necessary facilities. The entrance to the Paklenica National Park is in the immediate vicinity! Great potential for investment. TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT! Starigrad, Paklenica Grosse Lage! Das Meer und der Hauptstrand sind nur 150 m entfernt. RESTAURANT - 70 Plätze auf der Terrasse + 50 Plätze im Saal. Ein etabliertes, ganzjährig geöffnetes Restaurant mit einer Fläche von 174,37 m<sup>2</sup> im Erdgeschoss eines Wohnhauses mit einer großen Terrasse von 100,50 m<sup>2</sup>, die nach Süden zum Meer hin offen ist. Großer Parkplatz. Kellerarbeitsräume von 6,85m<sup>2</sup> und 18,59m<sup>2</sup>. Küche, Bar, privater Essbereich. Die Gesamtfläche des Restaurants mit Nebenräumen beträgt 392,44 m<sup>2</sup>. PENSION - 17 Wohneinheiten. Neben dem Restaurant befindet sich auf einem Grundstück mit einer Fläche von 824 m<sup>2</sup> ein gut eingeführtes Gästehaus mit einer Gesamtfläche von 373,66 m<sup>2</sup>. - 3 Wohnungen (ein Apartment mit zwei Schlafzimmern und zwei Studio-Apartments). - 14 Zimmer mit Toiletten und Badezimmern. Voll möbliert. Gesamtunterkunft für ca. 40 Gäste. Die Räume im Untergeschoss werden als Waschküche genutzt. Einige Wohneinheiten verfügen über einen Balkon mit Blick auf das Meer oder das Gebirge Velebit. Die gesamte Struktur wurde gebaut und ist seit 2002 in Betrieb. Umfeld: - Einkaufszentrum, Hotel, Tennisplätze, Tankstelle, Apotheke und alle anderen notwendigen Einrichtungen. Der Eingang zum Nationalpark Paklenica befindet sich in

unmittelbarer Nähe! Großes Potenzial für Investitionen. BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER VEREINBARUNG! MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar MAXXIA Info.office STARIGRAD PAKLENICA Ul. Dr. Franje Tuđmana 1 Contact: 091 339 9908 091 339 9907 091 339 9906 info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/> Šifra objekta: PP-3515-003 Energetska klasa: U izradi

## Ulteriori informazioni di contatto

Numero di riferimento 561441

interno:

Agency ref id: PP-3515-003