

## RESTORAN + PANSION 17 smještajnih jedinica 766m2!! 898000€, Starigrad, Propriedade comercial



### Informação do Vendedor

Nome: Maxxia Nekretnine  
Nome: Maxxia  
Apelido: Nekretnine  
Nome da empresa: Maxxia d.o.o.  
Service Type: Selling and renting  
Website: <https://www.maxxia.hr>  
País: Croatia  
Region: Zadarska županija  
City: Zadar  
Código Postal: 23000  
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Sobre nós: 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  
Reg No.: 100/2016

## Detalhes do Anúncio

### Comum

Titulo: RESTORAN + PANSION 17 smještajnih jedinica 766m2!! 898000€  
Tipo de Negócio: Venda  
Área M2: 766 m<sup>2</sup>  
Quartos: 20  
Preço: 898,000.00 €  
Anúnciado: 19.01.2024

### Condição

Condição: Mantido

### Localização

País: Croatia  
Estado / Região /  
Província: Zadarska županija  
Cidade: Starigrad  
Área da cidade: Starigrad  
Poštanski broj: 23244

### Peritem

Llicença de construção: não



### Informação Adicional

Eficiência energética: Na preparação

### Estacionamento

Número de vagas no  
estacionamento: 14

### Descrição

Informação Adicional: 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 174.37m2, smješten u prizemlju stambene zgrade s velikom terasom površine 100.50m2 otvorene na jug prema moru. Veliki

parking. Podrumske radne prostorije površine 6.85m<sup>2</sup> i 18.59m<sup>2</sup>. Kuhinja, bar, separate 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

## Informações adicionais para contato

Número de referência      561441  
interno:  
Agency ref id:              PP-3515-003