

## Plitvička jezera - Motel i restoran na odličnoj lokaciji! 1.350.000€, Rakovica, 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  
Endereço: J. Jurja Strossmayera 1A  
Mobile: 00385913399907  
Phone: 00385913399907  
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: Plitvička jezera - Motel i restoran na odličnoj lokaciji! 1.350.000€  
Tipo de Negócio: Venda  
Área M2: 820 m<sup>2</sup>  
Preço: 1,350,000.00 €  
Anúnciado: 27.01.2024

### Condição

Condição: Mantido

### Localização

País: Croatia  
Estado / Região / Província: Karlovačka županija  
Cidade: Rakovica  
Área da cidade: Rakovica  
Poštanski broj: 47245

### Permitem

Llicença de construção: não

### Informação Adicional

Eficiência energética: Na preparação  
A Infraestrutura: Água, Linha telefônica ativa, Instalação de telefone, Fossa séptica, ADSL



### Estacionamento

Número de vagas no estacionamento: 18

### Descrição

Informação Adicional: Plitvička jezera - Rakovica Motel u blizini NP Plitvička jezera površine 630m<sup>2</sup> na zemljištu površine 912m<sup>2</sup>. U sklopu motela smješten je restoran izvorno kvalitetno građen u drvetu, površine 190m<sup>2</sup> na zemljištu od 1276m<sup>2</sup>. Motel se sastoji od: - recepcije za goste, - 17 soba s kupaonicama i toaletima, - jednog dvosobnog apartmana za vlasnike ili osoblje, - pomoćnih prostorija, - vanjskih parkirnih

mjesta za automobile i autobuse. Centralno grijanje na lož ulje; jedna vanjska klimatizacijska jedinica za cijeli objekt. Objekt je izgrađen 2003 godine te je isti za modernizaciju. Restoran - prostrana sala sa 40 registriranih mjesta; stvarna mogućnost i do 60 mjesta, - veliki kamin za pripremanje tradicionalnih jela (peka, kotlovinu), - opremljena kuhinja, - toaleti za goste, - podrumski prostor od dodatnih 60m<sup>2</sup>, - velike terase za goste. Restoran je uhodan za raznorazne domjenke i prigode, kao i grupe gostiju po narudžbi. Lokacija je izuzetno mirna. Neposredna blizina: - NP Plitvička jezera, - Rastoke Slunj, - Baračeva špilja, - Dolina Jelena. Gospić - Slunj - Karlovac - Bihać - Zagreb Biciklistička staza Rakovica. Sve dodatne informacije na upit. **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU!** 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!** Plitvicer Seen - Rakovica Motel in der Nähe des Nationalparks Plitvicer Seen von 630 m<sup>2</sup> auf einem Grundstück von 912 m<sup>2</sup>. Innerhalb des Motels befindet sich ein Restaurant, das ursprünglich aus hochwertigem Holz gebaut wurde, 190 m<sup>2</sup> auf einem Grundstück von 1276 m<sup>2</sup>. Das Motel besteht aus: - Rezeption für Gäste - 17 Zimmer mit Badezimmern und Toiletten - ein Apartment mit zwei Schlafzimmern für Eigentümer oder Personal, - Nebenräume, - Parkplätze im Freien für Autos und Busse. Zentralheizung mit Heizöl; eine Außenklimaanlage für das gesamte Gebäude. Das Gebäude wurde 2003 erbaut und ist bereit für die Renovierung. Restaurant - geräumige Halle mit 40 registrierten Sitzplätzen; tatsächliche Möglichkeit von bis zu 60 Sitzplätzen, - großer Kamin zum Zubereiten traditioneller Gerichte (Backen, Kessel), - ausgestattete Küche - Gästetoiletten - Kellerfläche von zusätzlichen 60m<sup>2</sup>, - große Terrassen für Gäste. Das Restaurant hat sich für verschiedene Bankette und Veranstaltungen sowie für individuelle Gästegruppen bewährt. Die Lage ist äußerst ruhig. Nähe zu: - Nationalpark Plitvicer Seen, - Rastoke Slunj, - Barač-Höhle, - Hirschtal. Gospić - Slunj - Karlovac - Bihać - Zagreb Rakovica-Radweg. Alle weiteren Informationen auf Anfrage. **BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER VEREINBARUNG!** MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar

Contact: +385 91 339 9908 +385 (0)23 227 556 (8h-14h radnim danima)  
info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/> Šifra  
objekta: M/H-3052-004 Energetska klasa: U izradi

## Informações adicionais para contato

Número de referência      564096  
interno:  
Agency ref id:            M/H-3052-004  
Telefone de contato:      +385 (91) 339-9908