

## Starigrad Paklenica - Restoran i pansion 17jedinica! 150 od mora! 898000€. Starigrad, Casa



### 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  
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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  
100/2016

Reg No.:

## Detalhes do Anúncio

### Comum

Titulo: Starigrad Paklenica - Restoran i pansion 17jedinica! 150 od mora! 898000€  
Tipo de Negócio: Venda  
Tipo de casa: destacado  
Área M2: 766 m<sup>2</sup>  
Área de Terreno: 824 m<sup>2</sup>  
Quartos: 20  
Casas de Banho: 17  
Porão: não  
Preço: 898,000.00 €  
Anúnciado: 20.06.2024

### Condição

Condição: Mantido

### Localização

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

### Permitem

Llicença de construção: não



### Informação Adicional

Eficiência energética: Na preparação

### Estacionamento

Número de vagas no  
estacionamento: 14

### Descrição

Informação Adicional: Starigrad, Paklenica MAXXIA Exclusive - isključivo pravo posredovanja  
Strateška lokacija! More i glavna plaža na svega 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 pension  
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 MAXXIA Exclusive - exclusive brokerage right 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 MAXXIA Exclusive - exklusives Maklerrecht Strategische  
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 Trg Stjepana Radića 25 STARIGRAD PAKLENICA Contact: +385 91 339 9908 +385 91 606 0516 info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/> Šifra objekta: K-3473-006 Energetska klasa: U izradi

## Informações adicionais para contato

Número de referência      618271  
interno:  
Agency ref id:              K-3473-006