

## Zadar - Relja izniman hostel sa uhodanim poslovanjem, lokacija!! 440000€.

### Zadar, Propriedade comercial



#### Informação do Vendedor

Nome: Maxxia Nekretnine  
Nome: Maxxia  
Apelido: Nekretnine  
Nome da empresa: Maxxia d.o.o.  
Service Type: Selling and renting  
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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: Zadar - Relja izniman hostel sa uhodanim poslovanjem, lokacija!! 440000€  
Tipo de Negócio: Venda  
Área M2: 104.7 m<sup>2</sup>  
Quartos: 6  
Preço: 440,000.0 €  
Orientação: Sul, Ocidente  
Anúnciado: 29.11.2024

### Condição

Condição: Mantido

### Localização

País: Croatia  
Estado / Região / Província: Zadarska županija  
Cidade: Zadar  
Área da cidade: Relja  
Poštanski broj: 23000



### Peritem

Llicença de construção: naí

### Descrição

Informação Adicional: Zadar - Relja Izniman hostel sa puno potencijala! Površine 104,70m<sup>2</sup> + korištenje ostave u kojoj se nalazi praonica rublja površine 12 m<sup>2</sup> i garaža površine 10 m<sup>2</sup>, sveukupno 127m<sup>2</sup>. Godine uhodanog poslovanja sa jako dobrim iskustvima korisnika. Kapacitet hostela je 19 osoba (3-dvokrevetne sobe, 1-četverokrevetna spavaonica i 1-devetokrevetna spavaonica sa dva unutarnja kupatila). U prizemlju se nalazi i pripadajuća praonica rublja (dvije mašine za pranje, dvije sušilice) na korištenje hostelu. ACV bojler sa beskonačnom garancijom koji pokreće Vaillantov blok od 9 kW. Zadnja kompletna adaptacija u kojoj su promijenjene sve instalacije, podovi i dr. 2013. godine. Idealna lokacija za bavljenje turističkom djelatnošću kao i za cjelogodišnje iznajmljivanje. Neposredna blizina centra, parkova, plaže Kolovare, autobusnog kolodvora kao i svih ostalih gradskih komoditeta. OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU! Zadar - Relja Exceptional hostel with a lot of potential! Area of 104.70 m<sup>2</sup> + use of storage room where there is a laundry of 12

m2 and a garage of 10 m2, a total of 127m2. Years of well-established business with very good user experiences. The capacity of the hostel is 19 people (3-double rooms, 1-quadruple dormitory and 1-nine-bed dormitory with two internal bathrooms). On the ground floor there is a laundry (two washing machines, two dryers) for use by the hostel. An infinite-guaranteed ACV water heater that runs a 9 kW Vaillant unit. The last complete adaptation in which all installations, floors, etc. were changed was in 2013. Ideal location for tourism as well as for year-round rental. Close proximity to the center, parks, Kolovare beach, bus station and all other city amenities. **TOUR OF THE PROPERTY AVAILABLE 7 DAYS A WEEK BY PRELIMINARY AGREEMENT!** Zadar - Relja Außergewöhnliches Hostel mit viel Potenzial! Fläche von 104,70 m2 + Nutzung eines Lagerraums mit Wäscherei von 12 m2 und einer Garage von 10 m2, insgesamt 127 m2. Jahrelang gut etabliertes Geschäft mit sehr guten Benutzererfahrungen. Die Kapazität des Hostels beträgt 19 Personen (3 Doppelzimmer, 1 Vierbettzimmer und 1 Neunbettzimmer mit zwei internen Badezimmern). Im Erdgeschoss gibt es eine Wäscherei (zwei Waschmaschinen, zwei Trockner) zur Nutzung durch das Hostel. Ein ACV-Warmwasserbereiter mit unbegrenzter Garantie, der ein 9 kW Vaillant-Gerät betreibt. Die letzte Komplettadaption, bei der sämtliche Installationen, Böden etc. verändert wurden, erfolgte im Jahr 2013. Idealer Standort sowohl für den Tourismus als auch für die ganzjährige Vermietung. In unmittelbarer Nähe zum Zentrum, zu Parks, zum Strand von Kolovare, zum Busbahnhof und zu allen anderen Annehmlichkeiten der Stadt. **BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER VEREINBARUNG!** MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar Contact: 099 339 9909 091 339 9908 091 339 9907 091 339 9906 [info@maxxia.hr](mailto:info@maxxia.hr) [info.maxxia@gmail.com](mailto:info.maxxia@gmail.com) <https://maxxiarealestate.com/>

## Informações adicionais para contato

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