

Zadar-okolica! Hotel prvi red do mora! Potencijal!3.450.000€, Posedarje, 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: Zadar-okolica! Hotel prvi red do mora! Potencijal!3.450.000€
Tipo de Negócio: Venda
Área M2: 2459.8 m²
Área de Terreno: 8249.0 m²
Andar: 3
Preço: 3,450,000.0 €
Orientação: Sul, Leste
Anúnciado: 30.11.2024

Condição

Data Construção: 1980
Condição: Mantido

Localização

País: Croatia
Estado / Região / Província: Zadarska županija
Cidade: Posedarje
Área da cidade: Posedarje
Poštanski broj: 23242



Informação Adicional

A Infraestrutura: Água, Ar condicionado, Esgoto

Descrição

Informação Adicional: MAXXIA nudi obiteljski hotel smješten na privilegiranoj lokaciji u prvom redu do mora! Neposredna blizina grada Zadra, zračne luke Zemunik, autoputa, Nacionalnog Parka Velebit, kanjona Zrmanje i Kornatskog arhipelaga čine lokaciju vrlo atraktivnom. Turistički objekt s pola stoljeća obiteljske tradicije poslovanja! Površina objekta 2.459.80m2. Sveukupna površina zemljišta 8.249m2. Veliki dio zemljišta slobodan za gradnju dodatnih ekskluzivnih objekata. Površina pomoćnih zgrada (grijanje, radionica..) 268m2. Smještaj osiguran u 35 soba, kapacitet od 97 kreveta. Dvije pomoćne sobe za potrebe vlasnike. Smještaj čine 2-krevetne, 3-krevetne, 4-krevetne sobe (sve imaju kupatila s tušem, klima uređaji, TV, sef, balkon s pogledom na more, izuzev tri sobe). Orijentacija soba na jug, djelomično na istok. SADRŽAJI: Recepcija. Više prostranih restorana u objektu (doručak, ručak, grill..). Velike terase ispred restorana otvorenog pogleda na more. Prostori

za druženje gostiju (hobby prostorije, relax zona, biblioteka). Smještaj za osoblje. Skladišni prostori. Radijatori u većem djelu soba postavljeni dok je u ostalim sobama ostavljen priključak (centralno grijanje na lož ulje). Pomoćni objekti; praonica rublja, kotlovnica, tank za plin, agregat, biopročišćivač, cisterna za lož ulje, solarni paneli za toplu vodu. Osigurana parkirna mjesta (za automobile i autobuse). Za eventualne potrebe kupca oko poboljšanja objekta i uređenja interijera ove strukture možemo ponuditi suradnju naših provjerenih partnera. Dodatne informacije za ovu nekretninu na upit. Agencijska naknada sukladno Općim uvjetima poslovanja. Cjelokupni kupoprodajni proces vođen od strane našeg ovlaštenog Odvjetničkog tima. **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU! MAXXIA** offers a family hotel located in a privileged location in the first row to the sea in close proximity to Zadar, Zemunik airport, the highway, Velebit National Park, the Zrmanja canyon, and the Kornati archipelago. The hotel has half a century of family business tradition! Property area 2,459.80 m2. Total land area 8,249 m2. A large part of the land is free for the construction of additional exclusive buildings. Area of auxiliary buildings (heating, workshop..) 268 m2. Accommodation provided in 35 rooms, capacity of 97 beds. Two auxiliary rooms for the needs of the owners. The accommodation consists of double, triple, and quadruple rooms (all have bathrooms with showers, air conditioning, TV, safe, a balcony with a sea view, except for three rooms). The orientation of the rooms is south, partially east. **FACILITIES:** Reception. Several spacious restaurants in the facility (breakfast, lunch, grill..). Large terraces in front of the restaurants with open sea views. Areas for guest socializing (hobby rooms, relaxing zone, library). Staff accommodation. Storage spaces. Radiators are installed in the majority of rooms while in other rooms a connection is left (central heating on heating oil). Auxiliary facilities; laundry room, boiler room, gas tank, generator, biofilter, heating oil tank, solar panels for hot water. Secured parking spaces (for cars and buses). For any potential needs of the buyer regarding the improvement of the property and interior decoration of this structure, we can offer collaboration with our trusted partners. All additional information on request. Brokerage fee in accordance with the General Terms and Conditions. The entire purchase/sale process is managed by our authorized law office. **TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT! MAXXIA** bietet ein Familienhotel an, das sich an einem privilegierten Standort in der ersten Reihe am Meer befindet, in unmittelbarer Nähe von Zadar, dem Flughafen Zemunik, der Autobahn, dem Nationalpark Velebit, dem Canyon Zrmanja und dem Kornati-Archipel. Das Hotel hat eine halbe Jahrhundert lange Familientradition im Geschäft! Die Gesamtfläche des Objekts beträgt 2.459,80 m2. Die gesamte Grundstücksfläche beträgt 8.249 m2. Ein großer Teil des Grundstücks ist für den Bau zusätzlicher exklusiver Objekte verfügbar. Die Fläche der Nebengebäude (Heizung, Werkstatt..) beträgt 268 m2. Die Unterkunft umfasst 35 Zimmer mit einer Kapazität von 97 Betten. Zwei Nebenzimmer für die Bedürfnisse der Eigentümer. Die Unterkunft besteht aus 2-Bett-, 3-Bett- und 4-Bett-Zimmern (alle mit Badezimmern mit Dusche, Klimaanlage, TV, Safe und Balkon mit Meerblick, ausgenommen drei Zimmer).

Die Zimmer sind nach Süden, teilweise nach Osten ausgerichtet.

AUSSCHUSSAUSSTATTUNG: Rezeption. Mehrere geräumige Restaurants im Objekt (Frühstück, Mittagessen, Grill..). Große Terrassen vor den Restaurants mit ungehindertem Blick auf das Meer. Gemeinschaftsräume für Gäste (Hobbyräume, Relaxzone, Bibliothek). Unterkunft für das Personal. Lagerflächen. Heizkörper in den meisten Zimmern installiert, während in den anderen Zimmern der Anschluss (Zentralheizung mit Heizöl) bereitgestellt wurde. Nebengebäude; Wäscherei, Heizraum, Gastank, Generator, Bioreiniger, Heizölcontainer, Solarpanels zur Warmwasserbereitung. Parkplätze sind gesichert (für Autos und Busse). Für eventuelle Anforderungen des Käufers zur Verbesserung des Objekts und zur Gestaltung des Innenraums können wir eine Zusammenarbeit mit unseren geprüften Partnern anbieten. Alle weiteren Informationen auf Anfrage. Die Maklergebühr gemäß den Allgemeinen Geschäftsbedingungen. Der gesamte Kauf-/Verkaufsprozess wird von unserer autorisierten Anwaltskanzlei verwaltet. BESICHTIGUNG DES EIGENTUMS VERSICHERT 7/7 TAGE NACH VORHERIGER VEREINBARUNG! MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar MAXXIA REAL ESTATE NEKRETNINE Trg Stjepana Radića 25 STARIGRAD PAKLENICA Contact: +385 91 339 9908 +385 (0)23 227 556 (8h-14h radnim danima) info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/>

Informações adicionais para contato

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