

Commercial property

Kornati, Dalmatia



Ref	RE-LB-IR01356
Type	Commercial property
Region	Dalmatia > Zadar
Location	Kornati
Front line	Yes
Sea view	Yes
Distance to sea	0 m
Floorspace	238 sqm
Price	€ 750 000

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Unique lounge bar & restaurant located in the Kornati National Park on one of Kornati islands!

It is an exclusive location within National Park, surrounded by lots of greenery (which is a rarity in the Kornati Islands), figs, olives, vines and almond trees.

The restaurant offers a spectacular view of the sea that reaches to Italy, while the night lighting creates a romantic atmosphere.

For sale is a concession with all restaurant equipment included, valid for the next 22 years. The new owner will need to hire their own staff and handle all other arrangements. Some of the current employees might stay on, but this is not guaranteed. To clarify, the lease or concession agreement is being sold, not the company or the property itself. Operations began around 7-10 years ago.

The restaurant can be reached by boat, and it can accommodate 20 boats up to 30 m long on the piers nearby. The waterfront line is 24 meters long, pontoons are 36 meters + 2 of 12 meters.

Electricity and water are installed on the waterfront with moorings (generator 85 kw, generator 25 kw, solar 10 kw - batteries).

A new 25 kw solar power plant is also being built.

The restaurant offers 120 seats + 60 lounge seats.

The harmoniously designed space is a combination of traditional and modern with a stunning panoramic view of seascapes.

The facility has been completely renovated and remodeled to provide maximum comfort to every guest. The relaxing atmosphere is created not only by the nature of the island, but also by the decor of the space. Beds with canopies, lounge chairs and a special lounge area invite you to rest and relax.

The house as a tourist property is also available for rent. It can accommodate 14 people in 4 rooms + 2 glamping tents.

The rooms are air-conditioned and have SAT-TV.

The restaurant is fully equipped and decorated.

Restaurant has a well-established business with a top website and marketing and a completely organized procurement of food, fish, shellfish...

The space lease was extended for another 22 years. The lease is assigned with the purchase of inventory and investments.

A unique opportunity on the market!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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