

Mini-hotel

Obrovac, Dalmatia



Ref	RE-LB-IRO1622
Type	Mini-hotel
Region	Dalmatia > Zadar
Location	Obrovac
Front line	No
Sea view	Yes
Distance to sea	75 m
Floorspace	400 sqm
Plot size	154 sqm
No. of bedrooms	13
No. of bathrooms	8
Price	€ 540 000

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A beautiful house with a sea view located 75 meters from the crystal clear sea and the beach in Gonji Karin (Obrovac) in Zadar County.
It benefits wonderful sea views!

This small place is a 30-minute drive from Zadar, a wonderful city with a rich history and numerous tourist attractions. Zadar Airport is 20 km away.

The living area of the house is 400 m² spread over 3 floors.
The landscaped yard has an area of 165 m², which also includes a large parking lot.

For years, the property was in use as a home for the elderly people (senior house), which accommodated 20 people.

It was built in 2000, then subsequently renovated in 2015.

It has 13 bedrooms, 8 bathrooms, a pantry, a large kitchen and storage for a restaurant.

On the ground floor there is also a large additional apartment with a separate entrance.

Inside the garden there is also a brick fireplace with a barbecue and a mini bar, which offers the opportunity to enjoy traditional food and drink.

This spacious property represents an exceptional opportunity for investors to invest in tourism or for people who want a large house to live in.

Near the beach with a view of the sea, it is positioned in a perfect location for a hostel, restaurant, apartments or some other tourist purpose.

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

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Price per m²:
1350 €

Average price/m² of this type
in this region:
2804 €

Median price/m² of this type
in this region:
2361 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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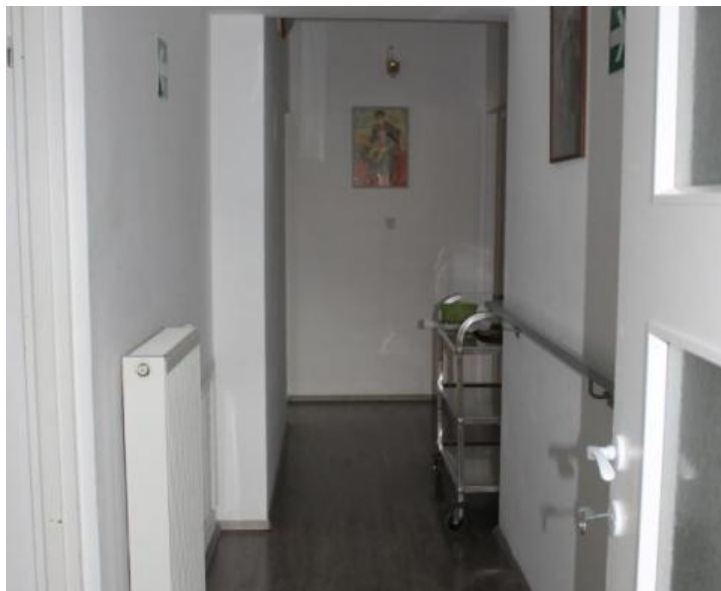
Obrovac, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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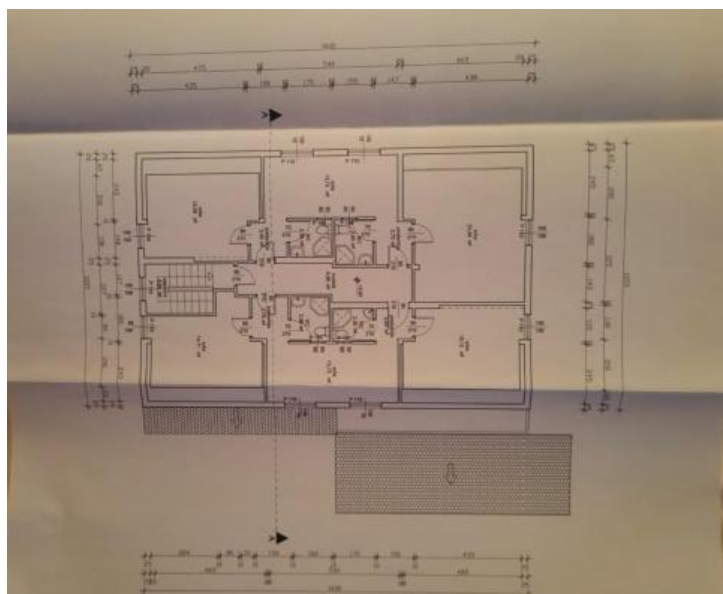
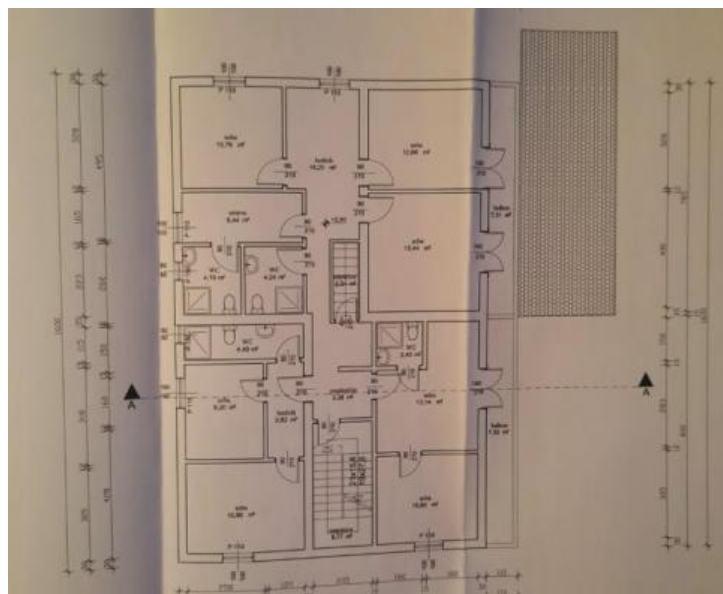
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