ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	06764
Location :	Privlaka
Building size :	1436 m2
Garden size :	0.00 m2
Number of floors :	2
Number of rooms :	22
Number of bathrooms :	22
Number of toilets :	2
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	1975

Price : 1.999.000 €

EXCLUSIVE INVESTMENT OPPORTUNITY – HOTEL IN SABUNIKE, 200M FROM THE SEA

PRICE: €1.999,000AREA: 1,436 m2

We present to you a unique investment opportunity – a well-established hotel with a long tradition, located in the idyllic Sabunike, just 200 meters from a beautiful sandy beach. This fully equipped facility is perfect for continuing tourism activities, but also for potential conversion to other purposes, such as a nursing home or rehabilitation center.

LOCATION – A PERFECT COMBINATION OF NATURE AND URBAN PROXIMITY

Sabunike is a well-known tourist resort in the immediate vicinity of Privlaka and only a 25-minute drive from the historic city of Zadar. Located in the heart of Dalmatia, it is known for its peaceful surroundings, long sandy beaches and clear sea. A special attraction nearby is the Queen's Beach, one of the most beautiful beaches on the Adriatic, known for its healing mud and shallow sea ideal for families with children. Also, just a few minutes' drive away is the historic town of Nin, the oldest Croatian royal town, which further enriches the tourist offer of the region. The proximity of national parks, such as Plitvice Lakes, Krka and Paklenica, further increases the attractiveness of this location.

PROPERTY DESCRIPTION

The hotel has a capacity for 75 people and has a total of 22 rooms, divided into:

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16 triple rooms

6 double rooms with extra beds

Each room has its own bathroom, private terrace and is fully equipped with new furniture.

Additional hotel amenities include:

Restaurant with a capacity of 70 people, fully equipped with a professional kitchen, open to all guests, not just hotel visitors

Swimming pool for guests to relax

Ancillary building with additional rooms

More than 20 parking spaces

Basement providing additional storage space

Solar panels for heating hot water, which reduces energy costs

The facility is legalized and has all necessary permits for operation, enabling a smooth takeover of the business.

INVESTMENT POTENTIAL

The hotel has been operating successfully for more than 20 years, attracting guests through tourist groups, school excursions and organized trips. In addition to continuing the hotel business, the property is suitable for conversion into:

Nursing home

Rehabilitation center

Wellness & spa resort

It is also possible to rent the facility for one year, with the option of purchasing it later.

ADDITIONAL INFORMATION

Utilities: water, gas (tank), electricity, city sewer, paved access road

Proximity to amenities: park, sports center, playground, shop, public transportation

Don't miss this unique opportunity! For additional information and to arrange a viewing, contact us today.

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Sales price: €1.999,000 plus brokerage commission of 3.75% (incl. VAT)

You can find more properties here: https://istria-adria.com/
Not what you are looking for? Contact us for personal support in your search for your property!

Note:

Location details are available exclusively for registered customers.
On-site viewings are possible at any time. We are also happy to assist you with official procedures.
The purchase process and support are carried out in German and Croatian.

Important note:

Viewing the property is only possible with a signed brokerage contract in accordance with the provisions of the Data Protection Act and the Real Estate Brokerage Act.