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| Code : | MAGI2235 |
| Location : | Zadar |
| Building size : | 1821 m2 |
| Lot size : | 0 m2 |
| Distance from sea : | 100 m |
| Number of rooms : | 7 |
| Year of built : | n/a |
| Heating : | heat pump |
| Energy efficiency : | processing |

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| Price : | 1.300.000 € |

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Family hotel in the old city center

The oldest building in the heart of the Peninsula, more than 700 years old, whose records are available in the archives of the cultural monument of the city of Zadar, is for sale.
The adaptation of the property was carried out on several occasions, every year after the summer tourist season (the last adaptation was carried out this year).
The total area of the property is 182m2, and it consists of the ground floor and 3 floors.
Since 2009, the building has been operating as a family hotel consisting of 6 fully furnished, equipped and air-conditioned apartments. Potentially, there is the possibility of building two additional apartments (currently these spaces are used as reception and storage). The hotel operates throughout the year with excellent occupancy.
This facility is located a 1-minute walk from the sea, near the church of St. Donata and 100 meters from the unique installations Sea Organ and Salutation to the Sun.
From the east side of the house there is a view of the church of St. Donatus, the cathedral and the remains of the Roman Forum and the Roman Temple, which are 2000 years old. On the western side, there is a view of the romantic old streets, the church of St. Frane and the Franciscan monastery.
Zadar's main bus and train station are only 2 km away. The ferry port is only a 5-minute walk away. The airport is located 10 km from the apartment Donat.
The owners leave the complete work-in-progress to the buyers, which makes this property an excellent business opportunity.

MEDIA CONCEPT d.o.o.
Zvančići 54 E, 51211 Matulji
Web: www.kroatien-exklusivimmobilien.com
Mail: info@media-concept.hr
Tel: +385 51 711 499 Mob: +385 91 22 31 194