



Waterfront tourist settlement/camping for sale in booming Istria, Croatia

Price	€ 4'670'000
Country	Croatia
City	Novigrad
Category	Camping
Property ID	AB-NOVIGRADCAMP
Land area, m ²	8350
Distance to sea / lake / river, m	2

Property Info

- Need of renovation
- Property in operation
- Waterfront
- Sea/lake/river view
- Large parking
- Share deal

Waterfront tourist settlement of camp/bungalows right by the sea situated in a century-old pine forest on a plot of 8,350m².

This camping with bungalows was flourishing in the 1990s, in 2000s but now it looks a bit old-fashioned and requires modernization.

There are a total of 30 buildings (bungalows) with total capacity of 120 beds.

The size of 28 bungalows is on average from 40 to 50 m², the other 2 bungalows have an area of 126 m².

All buildings are of solid construction, that is, with foundations, drinking water, all the infrastructure prescribed by law.

There is another property behind the bungalow, just above the restaurant, which is on the beach. This is a plot of 1,100 m² that can be transformed into high-level luxury apartments, a project that has already been presented in the Municipality and is in the final phase.

On the beach there is a pizzeria, a restaurant, a bar, a small shop selling typical local products. The restaurant has 140 m² and about 300 seats. There is a children's pool on the edge of the beach in front of the restaurant. The restaurant has direct access to the beach, so it is possible to rent deck chairs with umbrellas for about 250 seats.

Large parking for 37 cars.

The complex is currently managed by the owners, a husband and wife who are retired, and it is already difficult for them to follow everything personally, so they rent bungalows to families/persons for the whole year, without any worries or obligations. They have two children, one runs a restaurant, and the other lives in Switzerland, and they are not interested in the family business described above.

The annual rental income (from April to April) is on average around €9,000 / €10,000 plus expenses, there is a waiting list if someone cancels.

The entire complex is owned by a family company, including the land.

All other neighboring campings are under long-term concession.

There is 59 kw of energy available, a maximum of 45 kw is used during the summer when the camping is full.



Camping Croatia, Novigrad



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