



## **Premier Mediterranean Nautical Hub: 200-Berth Luxury Marina in Zadar Region & Service Overview**

Preis	<b>€ 6'000'000</b>
Land	<b>Croatia</b>
Die Stadt	<b>Zadar</b>
Kategorie	<b>Yachting marina for sale in Croatia, Marina in Croatia for sale</b>
Objekt-ID	<b>RE-AB-ZU-ZCN-10140</b>
Distanz zum Meer / See / Fluss, m	<b>0</b>

### **Eigentumsinformationen**

- Immobilie in Betrieb
- Erste Reihe zum Wasser
- Meer-/See-/Flussblick
- Möbliert & ausgestattet

### **Executive Summary: Prime Adriatic Maritime Asset**

This premier nautical facility represents a cornerstone of the high-end Adriatic yachting sector. Combining superior natural protection with sophisticated modern infrastructure, the marina serves as a **strategic anchor** for luxury maritime operations and a high-yield vehicle for institutional or private capital.

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## Operational & Technical Specifications

Engineered to accommodate an elite international fleet, the marina offers a high-security maritime environment within a naturally sheltered basin, ensuring operational continuity across all seasonal conditions.

- **Capacity & Scalability:** 200 fully equipped, secure sea berths designed for optimal density and maneuverability.
- **Vessel Compatibility:** Optimized for motor yachts and sailing vessels up to **20 meters (65 feet)**.
- **Bathymetric Advantage:** Maintains a consistent draft of **3.5 to 4.0 meters**, comfortably accommodating deep-keel performance cruisers and heavy-displacement yachts.
- **Utility Infrastructure:** Industrial-grade power and water distribution systems at every berth, supported by professional-standard mooring configurations.

## Integrated Value-Add Services

The facility is curated to deliver a seamless "land-to-sea" transition, integrating essential technical services with premium lifestyle amenities to drive high retention among berth holders and crews.

- **Smart Utility Management:** Proprietary chip-card technology for streamlined, automated electricity and water resource management.
- **Superior On-Site Amenities:** High-specification, climate-controlled sanitary suites and a centralized administrative hub.
- **Curated Gastronomy & Retail:** A diverse commercial ecosystem including fine-dining, artisanal social hubs, and a premium provisioning supermarket.
- **Logistics & Concierge:** On-site mobility solutions (private car/bicycle fleet) and dedicated professional dock-master support via VHF Channel 17.

## Strategic Investment Thesis

In the current 2026 market landscape, a **200-berth facility** of this caliber is a finite asset. Positioned amidst iconic coastal landmarks and world-renowned nautical waypoints, the marina benefits from significant barriers to entry for new competitors.

This is not merely a service facility; it is a **high-demand maritime real estate asset** positioned to capture consistent yield and long-term capital appreciation as the Adriatic continues its trajectory as a global luxury destination.

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