



Bulk sale of 2 luxury yachting marinas in Croatia

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|-------------|-----------------------------------------------------------------------------------------------|
| Price | € 110'000'000 |
| Country | Croatia |
| City | Split |
| Category | Marina in Croatia, Yachting Marina in Croatia for sale, Marina in Croatia for sale |
| Property ID | RE-AB-MAR |

Property Info

- Property in operation
- Waterfront
- Sea/lake/river view
- Share deal

Two luxury marinas in Dalmatia are for sale, representing one of the highest ROI businesses in Croatia.

Marina 1 features 650 berths (up to 40 meters) and additional piers for larger vessels, all with water and electricity. Facilities include a fuel station, boat service, crane, reception, hotel, restaurants and bars, swimming pool with pool bar, beauty studio, sports center, playgrounds, laundry, parking, yacht charter, taxi services, nautical equipment store, boutique, souvenir shop, market, and sanitary facilities.

Marina 2 offers 220 berths (up to 50 meters, with some for 100 meters), all with water and electricity. Amenities include a restaurant, reception, fuel station, crane, laundry, maintenance and repair, parking, sanitary facilities, vessel cleaning, yacht charter, taxi services, and swimming pool with pool bar.

A luxury resort construction project near one of the marinas is also available for an additional €30 million. More

Marina in Croatia, Yachting Marina in Croatia for sale, Marina in Croatia for sale

Croatia, Split

information is provided upon submission of an official Letter of Intent. Photos are illustrative.

Financial Performance (2022-2024):

Revenue grew from €8.53M to €11.54M, turning the business from a €0.97M loss in 2022 to a €1.45M profit in 2024. Expenses increased modestly (€8.88M → €9.29M), improving profit margins.

Equity rose from €53.08M to €55.68M while liabilities decreased (current: €2.81M → €1.79M; long-term: €13.12M → €9.92M), strengthening the balance sheet. Accounts receivable increased (€78K → €939K), indicating a need to monitor customer payments.

The workforce remains stable at ~124 employees, with rising salaries and strong productivity. Profit per employee in 2024 is approximately €11,680.

Overall, the company is growing, profitable, financially stable, and well-positioned for further investment, with manageable risks primarily related to receivables.

Financial Overview (2022-2024)

| Metric | 2022 | 2023 | 2024 |
|---------------------------------------|---------------|---------------|---------------|
| Total Revenue (€) | 8,530,008.54 | 9,967,650.26 | 11,544,835.45 |
| Total Expenses (€) | 8,876,448.07 | 8,959,837.73 | 9,286,799.79 |
| Profit / Loss (€) | -971,788.30 | 424,106.29 | 1,448,405.51 |
| Equity (€) | 53,080,263.32 | 53,887,296.19 | 55,680,839.67 |
| Assets (€) | 69,013,042.67 | 66,835,623.25 | 67,390,706.19 |
| Current Liabilities (€) | 2,809,992.83 | 1,641,845.05 | 1,793,711.27 |
| Long-Term Liabilities (€) | 13,122,786.52 | 11,304,480.01 | 9,916,155.25 |
| Accounts Receivable (€) | 78,555.58 | 752,051.02 | 939,312.42 |
| Number of Employees | 122 | 125 | 124 |
| Average Gross Salary per Employee (€) | 1,548.74 | 1,527.12 | 1,708.30 |
| Average Net Salary per Employee | 0.00 | 0.00 | 1,058.75 |

