Yachting marina for sale in croatia, Marina for sale in Croatia, marina to buy in Croatia

Nautical portfolio of three facilities in North Adriatic

Цена	**€ 1**
Страна	**Croatia**
Город	**Opatija**
Категория	**Yachting marina for sale in croatia, Marina for sale in Croatia, marina to buy in Croatia**
Код объекта	**RE-AB-ZO3MAR**

Информация о недвижимости

- Объект в эксплуатации
- Продажа акций

Unique investment package representing a strategic nautical portfolio in the **Northern Adriatic (Kvarner region)**, consisting of three distinct but interconnected maritime locations operated under a unified management structure!

Portfolio Overview

The portfolio offers a combined capacity of approximately **200 maritime berths** and **50 dry berths**, strategically divided into luxury transit, boutique mooring, and technical service zones.

1. Primary Luxury Marina

This is the flagship location of the portfolio, designed for high-end transit and permanent guests.

- **Maritime Capacity:** ~100 berths.
- **Vessel Accommodations:** Specifically engineered for yachts and motorboats up to **25 meters** in length.
- **Status:** Fully operational and completed.
- **Infrastructure:** Equipped with premium floating concrete pontoons, modern breakwaters, and high-spec power/water supply units. It features a developed coastal promenade integrated with the local urban fabric.

2. Boutique Satellite Marina

A more sheltered and intimate location catering to smaller vessels and seasonal guests.

- **Maritime Capacity:** ~50–60 berths.
- **Vessel Accommodations:** Primarily serves vessels up to **16 meters**.
- **Status:** Fully operational.
- **Infrastructure:** Features floating pier systems and essential nautical service connections.

3. Dry Marina & Service Plateau

This site serves as the logistical and technical hub, ensuring year-round revenue through maintenance and winter storage.

- **Dry Storage Capacity:** ~50 dry berths.
- **Purpose:** Dedicated to vessel wintering, repairs, and technical services.
- **Status:** Fully operational and paved for heavy-duty nautical use.

Concession & Investment Status

- **Concession Model:** All three locations are held under a **long-term concession agreement** with the regional port authorities, providing high security for long-term ROI.
- **Construction Status:** All locations are **fully developed and operational**. The initial investment cycle for major infrastructure (pontoons, breakwaters, and land-side utilities) has been completed, meaning no immediate heavy capital expenditure is required for a new owner.

- **Strategic Advantage:** The combination of maritime berths and a dedicated dry storage plateau creates a rare "full-cycle" nautical business, capturing revenue from both summer docking and winter maintenance.

Financial & Operational Summary

- **Total Sea Area:** Significant maritime domain secured by concession.
- **Operational Ready:** The business is currently active with established staff, security (CCTV), and utility management in place.
- **Investment Potential:** Ideal for an investor looking for a diversified nautical portfolio in a region with high demand for berths and a shortage of available dry-dock space.