



## Successful Holiday Resort in Pobierowo, 500 m from the Beach

**470,000 € (1,990,000 PLN)**

Year built 2018    15 Rooms    ~450 m<sup>2</sup>

### Description

#### Successful Holiday Resort in Pobierowo, Just 500 m from the Beach

Set in a beautiful pine forest and only about 500 metres from the beach, this thriving holiday resort is located in one of Pobierowo's most desirable areas. Known for its seaside atmosphere, stunning coastline, and unique microclimate, Pobierowo has long been one of the most popular coastal destinations in Poland.

The property stands on a spacious irregular plot of **1,510 m<sup>2</sup> (PLN 1,510 m<sup>2</sup>)** and offers excellent potential for continued tourism use or future expansion, in line with the current local zoning plan.

## Property highlights

- **Total area:** 450 m<sup>2</sup> (PLN 450 m<sup>2</sup>)
- **Plot area:** 1,510 m<sup>2</sup> (PLN 1,510 m<sup>2</sup>)
- **Holiday house type**
- **Built in 2018**
- **Very good standard**
- **Building condition:** good
- **Wood construction**
- **1 storey**
- **Own land**
- **Garden**
- **Garage**

## Accommodation layout

The resort includes: - a building with **4 apartments**, each with its own kitchen, bathroom, and terrace - **4 Scandinavian-style wooden cottages** - **1 mobile home-style cottage**

All cottages have **large private terraces**.

## Capacity and use

The resort can accommodate **around 60 guests**, plus space for **4 caravan pitches**. It is fully equipped, has been renovated in **2023**, and comes with an established base of regular customers. The resort operates seasonally from **April to November** and is a profitable, functioning business.

## Utilities and infrastructure

- electricity
- 400V power connection
- gas
- internet
- sanitary sewerage
- fibre optic internet

## Additional potential

The current zoning plan allows for the addition of more cottages or tourist service facilities, up to **20% building coverage**.

## Important note

The property is available for takeover **no earlier than October 2024**.

A wonderful opportunity for anyone looking for an established seaside business in a prime location.

## Details

### House for sale

- Property type: House
- Previous price: PLN 1,899,000
- Total area: 450.00 m<sup>2</sup>
- Plot area: 1,510.00 m<sup>2</sup>
- Plot shape: Irregular
- Usable area: 450.00 m<sup>2</sup>
- Plot ownership: Ownership
- House type: Holiday home
- Year of construction: 2018
- Standard: Very good
- Building condition: Good
- Wall material: Wood
- Kitchen type: Open-plan kitchen
- Number of floors (including ground floor): 1
- Electricity: Yes
- 400V power supply: Yes
- Connected gas: Yes
- Internet: Yes
- Roof covering: Other
- Garage: Yes
- Garden: Yes

## Property features

Gas    Garage    Garden

## Poberow

Pobierowo is a lively holiday village on the Pomeranian Baltic coast, west of Rewal. It has a wide, white sandy beach and a promenade with cafés and shops. In season, hotels, guesthouses and campsites fill up with tourists. Pobierowo is especially family-friendly, as the water is shallow and plenty of recreational activities are on offer. The climate is mild, with a refreshing sea breeze.

## Note

- The first photo in our gallery has been lightly edited to illustrate how the property could look – for example with a different wall colour. The following images show the actual condition of the property.
- The price shown in euros corresponds to the price in złoty, but due to exchange rate fluctuations it is always an approximate value. Our listings always also state the price in złoty, as requested by the seller.

Notes on Polish real estate practices:

- Limited location information: in Poland it is common practice for property listings not to disclose the exact address of the property.
- Floor plans: detailed floor plans are not always provided in listings.

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We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

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