

## Objekt s uhodanom turističkom djelatnosti na jedinstvenoj lokaciji, Motovun. Commercial property



### Seller Info

|                   |  |
|-------------------|--|
| Name:             | Velvet Realestate  |
| E-mail:           | info@velvet-realestate.hr  |
| First Name:       | Velvet   |
| Last Name:        | Realestate   |
| Company Name:     | Velvet Realestate  |
| Service Type:     | Selling and renting  |
| Additional Email: | info@velvet-realestate.hr  |
| Website:          | <a href="https://www.velvet-realestate.hr">https://www.velvet-realestate.hr</a>  |
| Country:          | Croatia  |
| Region:           | Istarska županija  |
| City:             | Labin  |
| City area:        | Labin  |
| ZIP code:         | 52220  |
| Address:          | Rudarska 1   |
| Mobile:           | +385 95 584 4479   |
| About us:         | Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom. |

### Listing details

#### Common

|                   |  |
|-------------------|--|
| Title:            | Objekt s uhodanom turističkom djelatnosti na jedinstvenoj lokaciji |
| Property for:     | Sale   |
| Property area:    | 389 m <sup>2</sup>   |
| Number of Floors: | 2  |
| Floor:            | 2  |
| Bedrooms:         | 12   |
| Bathrooms:        | 9  |
| Price:            | 1.00 €   |
| Updated:          | Jul 31, 2023   |

## Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Motovun           |
| City area:             | Motovun           |
| ZIP code:              | 52424             |

## Description

### Description:

In the northern part of Istria, above the valley of the river Mirna, on a conical hill located at 277 meters above sea level, lies probably the most famous and attractive Istrian medieval town - Motovun. The town has preserved its medieval appearance even today. The city is divided into three parts, and its specificity is two rows of walls. In Motovun, there are Andrea Antia Square and Josef Ressel Square, designed as lookout point and offers a view of beautiful landscapes. The longest staircase in Croatia leads to the town with 1052 stairs. In addition to numerous cultural and historical sights, Motovun and its surroundings boast numerous vineyards and famous winemakers. These recreational facilities allow active holidays such as grape picking, asparagus picking, truffle picking, fishing, paragliding, free climbing, canoeing, and for the beautiful time above Motovun, it is possible to ride a balloon. The most famous event that takes place in this city in late July is the Motovun Film Festival. Not far from Motovun, there is an Istrian house built in 1910, which, after renovation, was converted into a tourist facility with a unique offer. The building consists of four floors, with a total area of 388 m<sup>2</sup>. On the ground floor, there is a tavern with an outdoor terrace, kitchen, toilet for guests and staff, and reception. In the inner part of the tavern, there is a fireplace which, in addition to creating an atmosphere, the ventilation system provides central heating. An internal staircase leads upstairs. The two floors are occupied by eight double rooms categorized with two stars. Each room has its bathroom, air conditioning, and TV and is attractively and thematically decorated, following the facility's offer and the view of the landscape made up of endless vineyards. The basement consists of a storage room and a wine cellar. The wine cellar is a unique feature of this facility because, in addition to offering quality wines from local winemakers, it has a vast bank, the only one of its kind in Istria, which consists of 39 wine safes. The garden, with an area of 1500 m<sup>2</sup>, consists of a large parking lot and an orchard which is an after-lunch lounge zone where guests like to relax. The building was completely renovated in 2018, with new installations, wall, and floor coverings, exterior and interior carpentry, toilets, a new roof, and a facade. Significant energy savings are enabled by solar heating of sanitary water. Internet and Wi-Fi are available on site. This facility, with its offer and interior, fits into the landscape and forms a complete oenological story, promoting wine tourism and contributing to Motovun's recognizability, its surroundings, and the whole of Istria. Being located in a quiet location with a beautiful view of Motovun and the surrounding vineyards, this facility is an ideal place for vacation and an ideal opportunity to return the investment as it is a facility with a well-established business near the city that is active throughout the

year. There is a possibility of buying the surrounding construction land owned by the Republic of Croatia, which would allow future owners to expand the offer. ID CODE: 383

### Additional contact info

Reference Number: 431857

Agency ref id: 383