

## ISTRA, JEDINSTVENI B&B S TAVERNOM I VINSKIM PODRUMOM, Motovun, Commercial property



### Seller Info

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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	ISTRA, JEDINSTVENI B&B S TAVERNOM i VINSKIM PODRUMOM
Property for:	Sale
Office space type:	service industry
Property area:	450 m <sup>2</sup>
Floor:	2
Bedrooms:	12

Bathrooms: 9  
Price: 1,500,000.00 €  
Updated: Oct 19, 2023

## Location

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



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Description

**DESCRIPTION:** MOTOVUN, ISTRIA In addition to numerous cultural and historical sights, Motovun and its surroundings can boast numerous vineyards and famous winemakers, recreational facilities that enable an active vacation such as grape harvesting, asparagus picking, truffle gathering, fishing, paragliding, free climbing, etc. The most famous event is which Motovun Film Festival was held in this city at the end of July. Not far from Motovun, there is a historic Istrian house built in 1910, which after adaptation was repurposed into a tourist facility with a unique offer. The building consists of four floors, with a total area of 450 m<sup>2</sup>. On the ground floor of the building there is a tavern with an outdoor terrace, kitchen, toilet for guests and staff, reception. In the inner part of the tavern, there is a fireplace which, in addition to creating an atmosphere, enables floor heating with the ventilation system. An internal staircase leads to the first floor. Two floors are occupied by eight double rooms categorized with two stars. Each room has its own bathroom, air conditioning and TV and are attractively and thematically decorated, in accordance with the offer of the facility and in accordance with the view of the landscape made up of endless vineyards. The basement of the building consists of a storage room and a wine cellar. The wine cellar is the specialty of this facility because, in addition to offering quality wines from local winemakers, it has a wine bank, the only one of its kind in Istria, which consists of 39 wine safes. The yard, with an area of 1500 m<sup>2</sup>, consists of a large parking lot and an orchard which is an after lunch lounge area, where the guests of the facility like to relax. It is possible to build two more holiday homes, since the land is for construction. The building was completely renovated in 2018, with new installations, new wall and floor coverings, external and internal carpentry, sanitary facilities, new roof, facade. Significant electricity savings are made possible by solar heating of sanitary water.

Internet and Wi-Fi are available in the facility. With its offer and interior, this facility fits into the landscape and forms a rounded oenological story, which promotes wine tourism and contributes to the recognition of Motovun, its surroundings and the whole of Istria. Since it is located in a quiet location with a beautiful view of Motovun and the surrounding vineyards, this facility is an ideal place for a vacation and an ideal opportunity for a return on investment, given that it is a facility with a well-established business near the city that is tourist active throughout the year . There is a possibility of buying the surrounding construction land owned by the Republic of Croatia, which would enable the future owners to expand the offer. Ownership of a legal entity, properly. For more information and a tour, call +385/99/320-0011 ID CODE: 13786

### Additional contact info

Reference Number: 529597  
Agency ref id: 13786