

## ISTRA, MOTOVUN - Poslovni prostor na jedinstvenom položaju i s jedinstvenom ponudom u Istri, Motovun, Commercial property



### Seller Info

|               |   |
|---------------|---|
| Name:         | Agencija Dux nekretnine   |
| E-mail:       | info@dux-nekretnine.hr  |
| First Name:   | Agencija  |
| Last Name:    | Dux nekretnine  |
| Company Name: | DUX NEKRETNINE d.o.o.   |
| Service Type: | Selling and renting   |
| Country:      | Croatia   |
| Region:       | Primorsko-goranska županija   |
| City:         | Rijeka  |
| ZIP code:     | 51000   |
| Address:      | Tizianova 8   |
| Mobile:       | 385 91 480 8808   |
| Phone:        | 385 51 518 174  |
| About us:     | <p>Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate.</p> <p>Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then</p> |

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                    |   |
|--------------------|---|
| Title:             | ISTRA, MOTOVUN - Poslovni prostor na jedinstvenom položaju i s jedinstvenom ponudom u Istri |
| Property for:      | Sale  |
| Office space type: | catering  |
| Property area:     | 1584 m <sup>2</sup>   |
| Floor:             | 4   |
| Bedrooms:          | 8   |
| Bathrooms:         | 9   |
| Price:             | 1,300,000.00 €  |
| Updated:           | Jun 06, 2024  |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1910 |
| Last renovation: | 2018 |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 7 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | ISTRIA, MOTOVUN - Business premises in a unique location and with a unique offer in Istria In the northern part of Istria, above the Mirna river valley, on a |
|--------------|---|

conical hill located at 277 meters above sea level, probably the most famous and most attractive Istrian medieval town - Motovun - is located. The town has preserved its medieval appearance even today. The city itself is divided into three parts, and its specificity is two rows of walls. In Motovun, there are Trg Andrea Antia and Trg Josef Ressel, which was designed as a lookout point and offers a view of beautiful landscapes. The longest staircase in Croatia with 1052 steps leads to the city. 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, canoeing, and for the beautiful time, above Motovun, it is possible to ride in a hot air balloon. The most famous event that takes place in this city at the end of July is the Motovun Film Festival. Not far from Motovun, there is an Istrian house built in 1910, which after adaptation 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 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 1584 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. 1028 m<sup>2</sup> belongs to the construction zone, so it is possible to build an additional building. 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 sanitized water. Internet and Wi-Fi are available in the facility. With its offer and interior, this object 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. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 18845

## Additional contact info

Reference Number: 575892

Agency ref id: 18845