

ISTRA, MEDULIN - Hotel na atraktivnoj lokaciji s pogledom na more, Medulin, Commercial property



Seller Info

Name: Agencija Dux nekretnine
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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: 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. 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

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, MEDULIN - Hotel na atraktivnoj lokaciji s pogledom na more
Property for:	Sale
Office space type:	catering
Property area:	1000 m ²
Number of Floors:	3
Floor:	3
Bedrooms:	23
Bathrooms:	20
Price:	2,178,000.00 €
Updated:	Oct 20, 2024

Condition

Last renovation:	2023
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Medulin
ZIP code:	52203

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	B
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Heating

Central heating:	yes
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Parking

Garage: yes
Number of parking spaces: 7
Covered parking space: yes

Description

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ISTRIA, MEDULIN - A high-quality and perfectly maintained family hotel located just a few steps from the Medulin waterfront. We proudly present this high-quality and perfectly maintained family hotel located in a quiet location away from all crowds and noise, while still being located only 500m from the beach and from the center of all events in Medulin. It is an object ideal for the development of your own tourist business with an almost certain return on investment. All facilities are located in the immediate vicinity of the hotel and only a 5-minute easy walk away. This hotel is famous among its guests, who faithfully return almost every year. **HOTEL DESCRIPTION:** This hotel consists of a total of 1000m² of living space, inside which there are 20 comfortable and spacious bedrooms. Each bedroom has its own bathroom and terrace, all rooms above the first floor have a view of the sea and nature, which makes them very attractive among visitors. In addition to 20 comfortable and equipped rooms, this hotel also has a spacious apartment on the ground floor with a total of 110m² of living space, which contains a spacious terrace, a bathroom, an open space area with a kitchen with a living room and dining room, and two bedrooms. The same apartment is currently being used by the owner. In addition to all that has been mentioned, we must point out that the hotel has a functional and equipped restaurant, which until now has been most often used for breakfast or half-board services with a capacity of 40+ people. The restaurant also has an equipped kitchen with all the necessary equipment, 2 toilets + a staff toilet with a shower cabin. In front of the hotel there are more than 30 parking spaces for guests + 2 covered parking spaces and a garage with one parking space that are used by the owner. A gas tank has been installed on the property, which was also recently renovated, and with the help of which the entire facility is fully supplied. The hotel also has an additional auxiliary facility, i.e. a smaller house of 45 m² with a kitchen, bathroom, living/dining room, and bedroom, as well as a small landscaped garden. This auxiliary facility is designed as a smaller apartment for staff as needed. **DESCRIPTION OF THE GROUNDS:** The hotel is accessed via a small dead-end paved road, where there is a larger, already mentioned parking lot for 30+ cars. The rest of the hotel grounds offers future owners the opportunity to build additional facilities, such as a swimming pool, outdoor bar and the like, which would complete the offer of perfect accommodation in this attractive location, which counts an increasing number of guests every year. **ADDITIONAL INFORMATION:** * the property is in order, the hotel has all the necessary documentation. * the owner is a private person. * all rooms are functional, and the owners invest in the hotel every year and take perfect care of the entire facility. * every room is air-conditioned. * the restaurant is functional. * the current owners work at full capacity and continue to record significant success during the tourist season. This is an excellent

opportunity for people who are willing to start their own business in an excellent location, which almost gives them maximum security for the return of their investment. Take advantage of this opportunity and become the owner of this perfect object that is waiting for new owners with new and fresh ideas. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32971

Additional contact info

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