

Gorski kotar, Delnice - jedinstvena nekretnina u RH, Planinski centar Petehovac, Delnice, Commercial property



Seller Info

Name: ReMax Centar nekretnina
First Name: ReMax
Last Name: Centar nekretnina
Company Name: ReMax Centar Nekretnina
Service Type: Selling and renting
Website: <https://www.remax-centarnekrtnina.com>

Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

Listing details

Common

Title:	Gorski kotar, Delnice - jedinstvena nekretnina u RH, Planinski centar Petehovac
Property for:	Sale
Property area:	1260 m ²
Floor:	2
Bathrooms:	20
Price:	2,485,000.00 €
Updated:	Nov 22, 2024

Condition

Built:	2004.
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Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Delnice
City area:	Delnice
ZIP code:	51300



Additional information

Energy efficiency:	B
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Parking

Garage:	yes
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Description

Description:	<p>In a unique location in the Republic of Croatia and at an altitude of 1050 m, there is a famous mountain center and ski resort Petehovac. Only 4 km away from the center of Delnice, the facility is located in a secluded place on the peak of the same name with an open view of all four corners of the world, and the unique ones are those of Delnice, Risnjak National Park and the Slovenian Alps. . A county road leads you to the building, through a beautiful forest and nature, and during the winter months there is no fear that the road will not be cleaned and it doesn't maintain. An idyllic path through the forest will take you to the place where the road ends and where there is a real paradise for all lovers of nature, hiking, adrenaline, active vacation, beautiful viewpoints, family gatherings and vacations, etc. On a total area of 39,334 m², there are several landscaped buildings, and the rest of the free terrain leaves a lot of space for various possibilities and ideas, such as: adrenaline park, zip line, barbecue and picnic zones with family and friends, tubing trails, bungalows, etc. What is certainly an additional advantage of the existing center is its own ski lift 300 m long with night lighting, on a very clear and open path about 350 m long. The ski lift was completely newly built in 2004,</p>
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and has a building permit and technical design. The surface of the trail is cleaned of stones in the summer and the meadow is maintained, so only about 20 cm of natural snow is enough to open the ski season. For those who don't ski, there is also a toboggan run that already has the first snow counts many visitors. There are two buildings with accommodation capacity on the ground, one of which is the main building and it is the beginning of this wonderful story. Back in 1939, the Delnice Mountaineering Society began the construction of a mountain lodge on the site of the current mountain center. The lodge was completed in 1945, and due to the needs of the international Kurikkala Cup competition, an annex was built in 1962, as well as the first cable car and ski slopes in Croatia. Due to its exceptional beauty, in 1963 the area was protected and declared a significant landscape. The building was completely demolished and rebuilt in 2004. , and according to the conditions of the construction department for that area that is protected, it received the status of "Significant Landscape". The building has a floor plan area of 360 m², and a total usable area of 720 m² + space in the basement where the technical rooms are located. It consists of a basement, ground floor and first floor. In the basement there is a boiler room, a laundry room, storage spaces, a staff area and a sauna. On the first floor of the building there is a reception, kitchen, guest toilets, restaurant, outdoor covered and a large open terrace. The restaurant has a capacity for about 100 people indoors and is often used for various festivities, in addition to family, sports and business gatherings. An additional larger capacity is located on the outdoor terraces. On the top floor there are rooms, of which there are a total of 12 and each has its own bathroom. Heating throughout the building is central (heating oil, wood or pellets, all options are open). As the Petehovac Mountain Center is really a very visited place, the existing capacity of accommodation units was not enough, and in 2019. Completely renovated old auxiliary building. The floor area is a total of 226.11 m², while the total usable area is 452 m². In this building there is central heating on heating oil. The building consists of a basement, ground floor and first floor. In one part of the basement there is a boiler room, laundry room, pantry, room and bathroom for staff and a small storage room. On the ground floor of the building there is a small kitchen, a meeting room or a gym, and 4 bedroom dormitories, each with its own bathroom, three of which have access to a covered terrace. On the upper floor, which has a separate external entrance, there are 4 spacious rooms, multi-bedded, each with its own bathroom, and one of the rooms has an exit to a spacious terrace with a beautiful open view of the city of Delnice and the surrounding mountains. In front of this building there is an indoor jacuzzi in a glass wall, which is really an ideal place to relax because it is located in the heart of the forest with an idyllic and unique view. The total accommodation capacity in both buildings is 72 beds. In the area around the buildings there is a large and spacious parking lot for dozens of cars, a garage, a storage room and a warehouse, a storage room for a snow groomer of 42 m², an additional canopy in front of the restaurant of 45 m², and the foundations of an old building that can be reconstructed and renovated, and electricity, water and a collection pit have already been brought to the property itself. This could further increase the usable surface capacity of the accommodation, because the

construction of P+1 is allowed. All documentation and ownership is private and tidy, without any encumbrances, and all facilities are legal and registered. Main features of the investment: ✓ Potential for upgrading new facilities of the guesthouse on the existing building plot ✓ An excellent long-term investment in a property with a high yield and a good return on investment in a popular destination of interest to various market segments ✓ A well-known year-round destination popular among lovers of nature, active and recreational holidays Additional advantages of the micro-location of the building are: ✓ An environment with a lot of potential, active holidays and fresh air is only 51 km from Rijeka, 128 km from Zagreb, 105 km from Ljubljana. ✓ A unique micro location in the mountainous part of the Republic of Croatia with a specific combination of mountain and sea microclimate, only a 30-minute drive away from the Adriatic coast. ✓ Possibility of using other sports facilities in the immediate vicinity in the center of Delnice: swimming pool, football field, basketball court, ice hockey and skating hall, bowling alley, tennis court, indoor hall, arranged cycling and hiking trails, etc. ✓ A football field that is unique in Croatia, at an altitude above 1000 m ✓ Swimming and rafting: Lokvarsko Lake – 17 km, Kupa River – 16 km, Lake Bajer, Fužine – 20 km ✓ Mountaineering: Golubinjak – 12 km, Kamenjak – 34 km, Risnjak – 20 km ✓ Various natural beauties and promenades in the immediate vicinity: Devil's Passage - 26 km, Kamačnik Canyon - 38 km, Source of the Kupa River - 28 km, White and Samarske Rocks - 27 km What is a big news, and certainly a huge plus, is that since last year, the Cinehill Film Festival has been held in Petehovac, which is a really special and very visited event in the Republic of Croatia, and he decided to leave beautiful Istria, where the Motovun Film Festival has been held for years, because of the natural benefits and more pleasant temperatures, decided to completely transfer to Gorski Kotar, no less than to the unique Petehovac. <https://cinehill.eu/> A unique and rare investment opportunity in the area of Gorski Kotar! If you are interested in more information and information, please contact the agent directly. ID CODE: 300741001-279

Additional contact info

Reference Number: 685103
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