ID: 3321

INVESTMENT OPPORTUNITY IN MEDULIN – BEAUTIFUL HOUSE WITH 20 ROOMS

Medulin

2,282,500 €
7,737 €/m^2









ESTABLISHED APART-HOTEL WITH RESTAURANT - INVESTMENT THAT WORKS IMMEDIATELY

Located in the very south of Istria, Medulin is a place where natural beauty and a relaxed Mediterranean lifestyle perfectly combine. Known for its long, sandy and pebble beaches, crystal clear sea and unforgettable sunsets, Medulin offers the ideal balance between peace and a lively tourist atmosphere.

If you are looking for a property that is not waiting for guests but already has them, then read on.

In the heart of Medulin, one of the strongest tourist locations on the Adriatic, a completely established tourist facility is for sale - a combination of an apart-hotel and a restaurant that is operating and generating income.

PROFITABLE PROPERTY

The house with an area of 273 m^2 is spread over three floors (ground floor + 1st floor + 2nd floor) and is designed specifically for tourism:

Ground floor:

- 4 fully equipped rooms, each with its own bathroom
- A large family apartment of 90 m^2 consisting of a spacious room, bathroom and additional toilet and a large private terrace
- On the first and second floors there are a total of 16 rooms (8 rooms on each), with their own bathrooms. A total of 21 accommodation units in the entire property.

QUALITY THAT CAN BE SEEN

- High-quality ceramics on the floors throughout the property - a practical and long-lasting solution for tourism
- Quality joinery - better insulation, lower costs
- Air conditioning in the property - ready for the season without additional investments

The property was built and equipped with a focus on long-term profitability and easy maintenance.

RESTAURANT - ADDITIONAL SOURCE OF INCOME

On the lower floor there is a fully furnished and equipped restaurant, ready to operate:

- complete kitchen with appliances
- inventory (tables and chairs)
- additional toilets in the space
- ideal for your own food offer or additional income through rental

Guests sleep at your place - and eat at your place. Double income.

ADDITIONAL FACILITY

In the courtyard behind the building there is a separate studio apartment of 28 m^2, completely furnished. Ideal for staff, owner or additional rental.
There is also a large parking lot for 25-30 vehicles (rarity and a huge plus), access is arranged and the facility is functionally arranged for tourism.

BUSINESS FOR SALE, NOT JUST REAL ESTATE

This is not a "project" that needs to be developed. This is an established business:

- constant income
- developed business model
- ready to continue operating without downtime

Ideal for investors, family businesses and buyers who want a secure return through tourism.

This is an opportunity to combine life, vacation and investment in one of the most sought-after locations in Istria. Medulin offers what is rarely found: secure value, constant demand and a way of life that cannot be measured in numbers. If you are looking for something more than a classic purchase - a place with a story, potential and character - you have just found it. For more information and to arrange a viewing, we are at your disposal. Opportunities like this do not wait long.

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Medulin	PROPERTY ID	3321
PRICE	2,282,500 €	TYPE	House
AREA	295 m²	GARDEN AREA	853 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	23	BEDROOMS	22
BATHROOMS	22	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	30
POOL	-	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Garage
- Access road
- Terrace
- Pantry
- Sea View
- Yard
- Catering facility

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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