

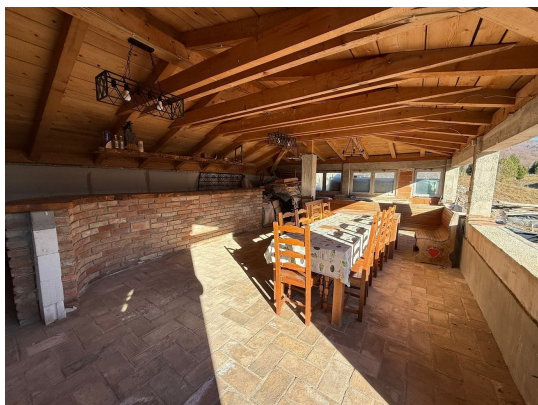
## ISTRIA ADRIA

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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 13106         |
| <b>Location :</b>             | Mrkopalj      |
| <b>Building size :</b>        | 300 m2        |
| <b>Lot size :</b>             | 1960 m2       |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Number of bedrooms :</b>   | 8             |
| <b>Number of rooms :</b>      | 13            |
| <b>Number of bathrooms :</b>  | 5             |
| <b>Basement :</b>             | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2025          |

Price : 470.000 €

Gorski Kotar, Mrkopalj – Newly Built Property with Four Apartments, a Traditional Tavern and Outstanding Tourism Potential Located in Mrkopalj, one of the best-known tourist destinations in Gorski Kotar, this detached newly built property offers 300 m<sup>2</sup> of living space and has been thoughtfully designed as an excellent investment for tourist rentals while also providing comfortable accommodation for a large family or multi-generational living.

The house extends over three levels – basement, ground floor and high attic – and comprises four separate apartments, each featuring a functional two-bedroom layout with a living room, kitchen and dining area (2 bedrooms + living room). With a total accommodation capacity of 16 beds, this property represents an outstanding opportunity for year-round tourism.

One of the highlights of the property is the spacious traditional tavern (konoba) located in the basement. Designed with natural materials, it includes a wine cellar, an additional kitchen and a bathroom, creating the perfect atmosphere for family gatherings and social occasions. Connected to the tavern is an impressive 75 m<sup>2</sup> covered terrace, complete with an outdoor kitchen and a traditional wood-fired bread oven, making it an ideal space for entertaining throughout the year.

The ground floor accommodates two apartments, while the high attic contains two additional apartments of the same layout, ensuring privacy and comfort for every guest or family member. The property also offers five bathrooms, while both internal and external staircases allow each residential unit to function independently.

The house is situated on a spacious 1,960 m<sup>2</sup> plot, offering ample room for additional amenities. An excavation for a future

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swimming pool has already been completed, allowing the future owner to further enhance the property's appeal and rental value.

The project also includes the possibility of constructing an underground garage with capacity for up to six vehicles, a valuable feature rarely found in properties of this type.

Heating is provided by electricity.

Over the past few years, Mrkopalj has become one of Croatia's most sought-after continental tourism destinations. During winter it attracts skiing and sledding enthusiasts, while spring, summer and autumn offer excellent opportunities for hiking, cycling and enjoying the unspoilt natural surroundings. This makes the property an exceptional investment with strong year-round rental potential.

If you are looking for a quality newly built property offering substantial accommodation capacity, excellent amenities and outstanding tourism potential, this is an opportunity not to be missed.