

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	13738
Location :	Medulin
Building size :	500 m2
Lot size :	900 m2
Garden size :	0.00 m2
Number of bedrooms :	9
Number of rooms :	9
Number of bathrooms :	5
Energy efficiency :	A
Year of construction :	2005

Price : 1.250.000 €

The house is located in the business zone, K1, mostly commercial.

Literally everything can be done, business premises, shop, store, restaurants and everything related to tourism.

The purpose of the house is residential and commercial, it has a use permit according to that purpose

it has a categorization for 3 apartments and is currently rented as a vacation home for 21 people.

It is divided into 3 apartments.

The location, regardless of the "industrial" environment, is exceptional with privacy and proximity to the necessary amenities.

The building as such has 500 m2 of living space on two floors + 225 m2 of a hall that is currently unused. The yard is 900 m2, there are 40 olive trees, the pool is 70 m2 with a shallow area for children and a jacuzzi.

The house has central gas heating, gas and electric hot water heating and a solar panel, and in winter the internal fireplace has the possibility of central heating. There are also 9 air conditioners in the house.

With regard to the spatial plan, the building can be extended and upgraded, the maximum built-up area is 50% allowed and currently around 37% is used, the building has two floors in the residential part and one floor in the hall part, and it is possible to build 3 floors so that and there is space there.

The space of the hall can be used for indoor wellness or more accommodation units or something else, not to mention with the upgrading and addition of the building, it can be made into an exceptional hotel with a restaurant or shop, etc..