

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15818
Location :	Medulin
Building size :	350 m2
Garden size :	0.00 m2
Number of bedrooms :	11
Number of rooms :	11
Number of bathrooms :	9
Seaview :	Yes
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	2000

Price : price on request €

In an excellent and highly frequented location in the very center of Medulin, a residential-commercial property is for sale, representing a great investment opportunity for continuing a successful hospitality business, as well as for tourist rentals or a combination of commercial and residential purposes.

The property spans the ground floor, first, and second floors, with an additional attic, and offers a spacious restaurant with a large capacity and a total of 11 bedrooms.

On the ground floor, there is a fully equipped and established restaurant that has been successfully operating for many years and is sold together with all the equipment.

The restaurant has a total area of 210.59 m² and consists of:

- Guest area
- Kitchen
- Bar
- Pizzeria
- Salad bar
- Food storage
- Changing room
- Sanitary facilities
- Smaller business space
- Additional storage
- Large covered terrace with an area of 116.32 m²

The restaurant accommodates approximately 150 seats in the indoor area, while the large terrace provides additional space for guests and represents a significant advantage during the tourist season.

External stairs lead to the first floor, which consists of a long hallway, six bedrooms, three bathrooms, and three terraces, both



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covered and uncovered.

The net area of the first floor is 196.80 m².

On the second floor, there is also a long hallway, five bedrooms, and five bathrooms, along with a covered terrace and a smaller storage area.

The net area of the second floor is 131.73 m².

The attic contains additional rooms that can be used as storage or auxiliary space.

The property was renovated in 2014 and is sold fully equipped. The restaurant has been operating for many years and is ready to continue without the need for additional investments.

The exceptional location in the very center of Medulin, combined with the already established hospitality business and large accommodation capacity, adds special value to the property.

The property is ideal for investors looking to take over a ready and successful hospitality business, with the possibility of using accommodation units for employees, tourist rentals, or developing their own tourism and hospitality concept.

For more information and to schedule a viewing, please