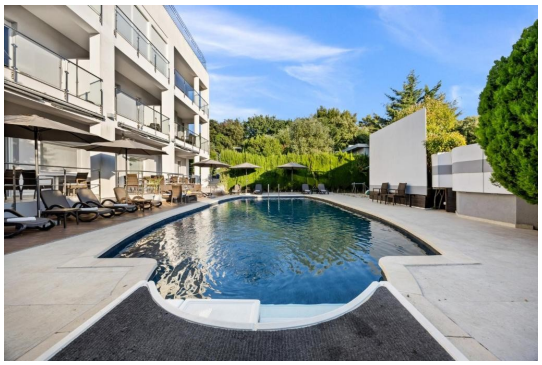
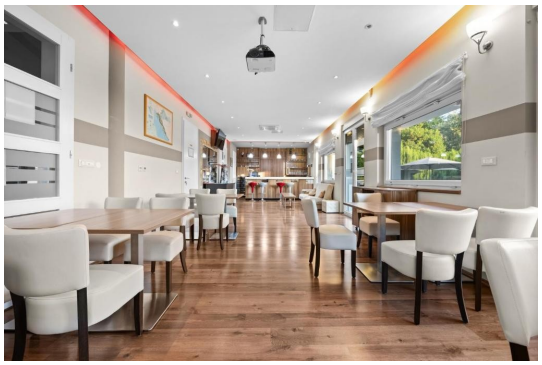
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Code :	15973
Location :	Medulin
Building size :	596 m2
Lot size :	1438 m2
Garden size :	0.00 m2
Number of bedrooms :	9
Number of rooms :	9
Number of bathrooms :	9
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2013

Price : 1.750.000 €

For sale is a hotel with an established tourism business, located in Vinkurana, in a very attractive location just 300 meters from the sea, beautiful beaches, and a marina.

The hotel was built in 2013 as a standalone building with three floors (ground floor + two floors). The hotel building has a gross area of 596.90 m², and it includes an outdoor pool with an area of 77.78 m².

On the ground floor of the hotel, there is an entrance hall with a reception, a dining room with a kitchen, and a wellness area with a sauna. The first floor features four double rooms, each with its own bathroom, as well as one apartment. The second floor includes two more double rooms and another apartment.

The outdoor space is well-designed and functionally adapted for tourism business. Next to the hotel, there is a pool with an area of 77.78 m², while a metal canopy of approximately 80 m² has been constructed for parking needs. The access areas, the space around the hotel, the pool, and the parking spots are paved, while the rest of the plot is landscaped.

The property also includes an additional ground-level building with a gross area of approximately 100 m², providing the future owner with extra space and the possibility to adapt it for various business needs.

The hotel is equipped with all necessary infrastructure connections – electricity, water, sewage, and telecommunications network. Heating is provided through underfloor heating, along with an air conditioning system.

The attractiveness of this property particularly arises from the

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combination of its existing tourism purpose and business, proximity to the sea, beach, and marina, its own pool, wellness facilities, multiple accommodation units, and a spacious land complex.

The hotel represents an opportunity for a buyer looking for an already established property to continue a tourism business in an attractive location in southern Istria, in close proximity to Pula and Medulin.