

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	08630
<b>Location :</b>	Medulin
<b>Building size :</b>	1000 m2
<b>Lot size :</b>	1150 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	1000 m
<b>Number of bedrooms :</b>	22
<b>Number of rooms :</b>	22
<b>Number of bathrooms :</b>	22
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2002

Price : 2.180.000 €

MEDULIN 1 KM TO THE SEA AND BEACH!!

MEDULIN IN A QUIET PART OF THIS PLACE,

we are selling a family pension with an area of 1000 m2, which was built on a plot of land of 1150 m2.

The facility has 20 rooms with bathrooms, of which 19 rooms have terraces, the higher floors have a very nice view of the sea. The rooms with bathrooms are approximately 18 - 25 m2 with a total of 50 beds.

The ground floor consists of an entrance hall, a smaller part of the space is a desk with a reception desk and a large apartment where the owner lives, 100 m2.

In the semi-basement of this building, there is a restaurant for the guests of this pension, the area of the restaurant and accompanying rooms is 220 m2.

In the restaurant, i.e. part of the restaurant, there is a kitchen, sanitary facilities, a laundry room, rooms for refrigerators - storage.

The restaurant is intended for serving breakfast to guests of the boarding house.

From these rooms there is an exit to the back part of the garden, where it is possible to make a swimming pool for guests.

In the yard there is also a legalized house of 25 m2.

The facility is air-conditioned, fully furnished.

The first phase of central gas heating has been implemented in the building, radiators need to be installed.

Connected to 3 boilers, one of which is for the apartments, the

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second for the restaurant and the third for the 100m2 apartment where the owner lives.

In front of the building is a large garden and parking for 30 cars.

New water and sewage pipes were made. An asphalt road with public lighting leads to the building.