ID: 2440

4-STAR RESTAURANT AND HOTEL WITH ITALIAN DESIGN

Ližnjan

2,400,000 €
2,771 €/m^2







In the southeastern part of the Istrian peninsula is located the increasingly attractive Municipality of Ližnjan. As can be seen, Ližnjan is becoming one of the leading tourist destinations in Istria due to its beautiful geographical orientation, proximity to the city of Pula, the airport and with a large number of investments in infrastructure, facilities and the coastline in recent years.

This four-star hotel of Italian design is located in a village not far from Ližnjan, with a total area of 866 m^2 on a plot of 5900 m^2 and spread over four floors. In the basement of the business building there is a decorated and equipped tasting room, a room of 100 m^2 which is

currently used as a warehouse and has all the necessary installations for conversion into a wellness area and a room for managing the hotel's smart system. The ground floor of this beautiful hotel is barrier-free and adapted for people with special needs. On the ground floor there is a meeting or conference room with an area of 90 m^2 with a capacity for 60 to 70 people and is equipped with audio-visual equipment with blackout curtains, a wardrobe storage area, a reception area, an office, two male and two female toilets, a laundry room with washing and drying machines and everything necessary for storing clothes, built-in wardrobes for storing coats/jackets, a built-in elevator with 4 stations, an aperitif bar with walls covered with beautiful Istrian stone, a spacious restaurant with a capacity for 80 people equipped with multifunctional furniture and a modern fireplace in the center of the restaurant, a spacious kitchen with an area of 100 m^2 that is fully compliant with HACCP rules and is equipped with top-of-the-line appliances and also has a separate pastry shop, a storage area with a chamber, a staff toilet and showers, while between the restaurant and the kitchen there is a section for preparing and serving food. The ground floor of this office building is additionally adorned with a beautiful, fully covered terrace with a fixed roof with tiles, while under the roof there is a base made of boards and wooden beams for a complete atmosphere on it. The terrace offers a beautiful view of the pool and the carefully maintained hotel grounds.
The first floor houses seven modernly designed rooms with bathrooms and a four-star hotel suite, while the second floor houses five rooms with bathrooms in the four-star category. The hotel courtyard is covered with 2/3 of the grassy area with planted olive trees and indigenous shrub vegetation, and is adorned with a 78 m^2 swimming pool with an auxiliary pool. This spacious pool is paved with emerald green ceramic tiles, is 1.5 m deep and is surrounded by anti-slip ceramic tiles that form a terrace around the pool, and next to it is a covered sunbathing area with complete outdoor lighting. The hotel has a sufficient number of stone-paved parking spaces with a passing corridor for delivery trucks and emergency services access. The parking capacity is 30 parking spaces.

The mentioned real estate represents a really interesting real estate due to its area, number of rooms and accompanying facilities such as restaurant, aperitif bar, swimming pool, conference hall and everything that is within it, and as such it represents a high business potential located in an excellent location and near the accompanying facilities and the sea, ensuring a quick return of invested funds.

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Summary

LOCATION	Ližnjan	PROPERTY ID	2440
PRICE	2,400,000 €	TYPE	Hotel
AREA	866 m²	GARDEN AREA	5,900 m²
YEAR BUILT	2012.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	-	BEDROOMS	13
BATHROOMS	15	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	Greenery
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	Yes
HEATING	-	JOINERY	Excellent
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	-
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Terrace
- Common rooms
- Garden
- Swimming pool
- Yard

Infrastructure

- Electricity
- Water

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