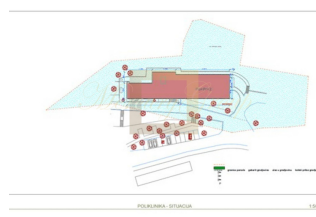




**Croatia, Istria, Motovun, hotel with polyclinic surrounded by nature**

*Croatia, Istria*

<b>Price:</b>	<b>€ 12 500 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	1965
<b>Bedrooms</b>	28
<b>Number of rooms</b>	28
<b>Land area</b>	5230 m <sup>2</sup>
<b>Area</b>	1938 m <sup>2</sup>
<b>Category</b>	For sale



Only 4 kilometers from Motovun in central Istria, Croatia surrounded by the Motovun forest with truffles, an equipped hotel with a polyclinic is for sale. The position is excellent for modern medical tourism, which is especially helped by the transport connection: 10 km from Buzet, 35 km from Poreč, 40 km from the border with Italy and 10 km from the border with Slovenia. It is located in untouched nature outside the urban area, where greenery, peace and quiet create a special atmosphere for complete relaxation.

The hotel is located on a separate plot of 5230 m<sup>2</sup>. Access to the parcel is provided directly from the local road.

Number of floors: (L+L+2)

The building consists of a basement, ground floor and two floors.

- In the basement there are storage rooms with auxiliary rooms, as well as a boiler room.

- On the ground floor there is a polyclinic with an operating room and all the necessary rooms and sanitary facilities, as well as accommodation units for staff with office space and reception.

- There are rooms with bathrooms of category 4\* on the first floor. On the second floor there are also accommodation spaces with common areas (dining room, etc.).

The floors are interconnected by an internal staircase and an elevator.

The building was built on communally equipped land, next to an asphalted road, not far away from the center of the village, in the immediate vicinity of the city bus station.



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According to the Spatial Development Plan of the Municipality of Oportalj, it is evident that the land in question is located in the construction area of the settlement - the built-up part; it is managed as a tourist development area TRP.

An opportunity for a quality investment with the possibility of development.

Call for viewing and additional information.

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