



EXCELLENT INVESTMENT OPPORTUNITY

TAVERN & BOWLING ALLEY IN PORTOROŽ

Touristic-residential complex in the centre of tourist attractions at the coastline

The property has a premium location: in the direct proximity are Portorož Marina, popular tennis courts with international tournaments, Metropol Hotel and the Portorož Business Center. The property is accessible with a road which ownership is shared with Marina Portorož d.d..

The real-estate on sale consists of:

- the Taverna Restaurant with the auxiliary and technical facilities (for a total floor area of 1,493 m²)
- the Bowling Alley building with residential units on the first floor (for a total floor area of 1,088 m²)
- 60 parking spots

BASIC INFO

Code:	RE ID 77 and 78
Offer:	For sale
Indicative price:	3.300.000,00 EUR*
Property category:	Touristic-residential complex
Address:	Obala 22.24, Portorož, Slovenija
Year of construction:	1974
Energy class:	D (60-105 kWh/m ² a)
Net floor area:	2.581,10 m ²
Net plot area:	5.457,00 m ²
Parking spaces:	60 (outdoor parking)



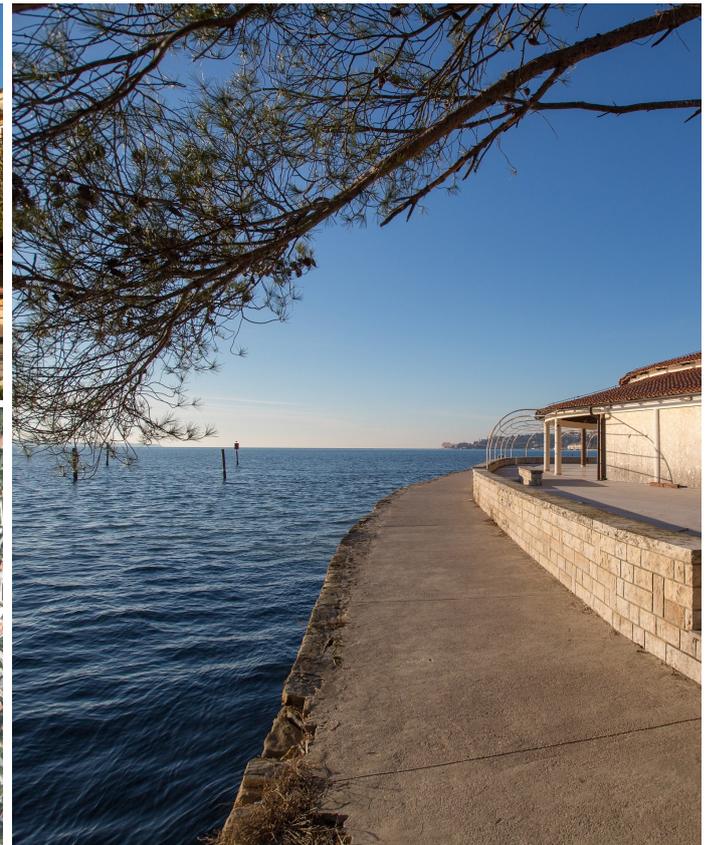
REAL-ESTATE AGENT

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HIGH MARKET & DEVELOPMENT POTENTIAL

A unique investment opportunity to invest in a seaside property

The entire complex of land plots is one of the last (if not the last) remaining consolidated property of its size located directly on the Slovenian coastline. The property is **situated in the centre of tourism in Portorož**: right next to the coastline suitable for both bathing and sailing, the renowned hotels, tourist attractions and sights, the residential part of the town are just nearby.

Options for construction, reconstruction and adaptation

The municipal zoning plan defines the area for activities in tourism, support and service activities and allows for construction of **mixed-use facilities for residential and commercial purposes**. It is also permitted to reconstruct and renovate existing buildings and devices, which were originally built in accordance with the relevant permits.

Under the construction development plan Lucija I, structured can be built with a ground floor and one upper floor.

In the middle of the most popular Slovenian seaside resort

Portorož is an urban settlement on the northern side of the bay of Piran, in the Piran Municipality. **The town has a substantial share of tourism amenities**, which includes numerous hotels, holiday apartment complexes, sporting facilities, casinos and the marina. The flourishing development of tourism in the area is due in particular to the natural beauty, favorable climate, rich history and the rural surroundings. Located in the immediate vicinity is the Sečovlje Salina Nature Park, as well as a small international airport. The town has a well developed infrastructure and is well connected with highways, it has its own airport, the Port of Koper is close and connected with both highway and railway.