

## Karst region – Excellent tourist investment opportunity

1.300.000 €



### Property details

Type:	Commercial
Land included:	37.000 m2
Region:	S. Primorska & Karst (e.g. Koper, Portorož, Sežana)
City:	Vremski Britof



## Description

This profitable and well-established business is located near small village of Vremski Britof. Located within popular tourist area of National park Škocjan caves and only 30 min drive to the Slovenian or Italian Coast.

The property comprises a campsite and several other tourist facilities and in total covers about 3,7 hectares of land.

The camp is located on more than three hectares of land with 60 electrical connections and offers a tranquil setting close to a river with The River is perfect for swimming and sunbathing in the summer. On the edge of the plot, there is a partially renovated mill.

In addition to the camp, there is also a tourist facility with six fully furnished apartments, a large common dining area, a multipurpose hall, a kitchen and several additional storage and staffing spaces.

Parking space intended for the moment is approximately 800 m2.

The region offers many opportunities for outdoor sports activities. The region is very popular among hikers and cyclists. It is also interesting to see the UNESCO heritage sites and one of the largest known underground canyons in the world, Skocjan Caves.

A great opportunity to buy a successful and long-established business with the potential for expansion and further development.

Basic infrastructure nearby to or within 7 km, Koper 37 km, Trieste 26 km, Trieste Airport 58 km or 45 min, Venice Airport 170 km or 1 hour and 50 min.

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT