

## Kranjska Gora area – Well-known and established restaurant with apartments in Mojstrana



### Property details

Type:	Commercial
Land included:	1.033 m2
Size:	351 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Mojstrana
Built:	1992
Renovated:	2020



## Description

The restaurant is located on the main road leading from Mojstrana to Kranjska Gora.

It is a very well visible and beautifully decorated house with a large terrace, and it is a pleasant stop along the way.

The building was built in 1992 and consists of 4 floors.

On the higher ground floor there is a spacious restaurant, which you enter through a large, covered terrace. The restaurant can seat 50 people and terrace can seat 30 people.

The restaurant has a pottery stove in the centre, which provides warmth and homeliness of the restaurant in winter.

There is a part of the business that is operated as a guest rooms with apartments available. This part has a separate entrance.

On the first floor there is:

- a large apartment for 8 people with a large living room, kitchen and dining area, two bedrooms and a bathroom;
- an apartment for 4 people, consisting of two bedrooms and a bathroom (no kitchen) and a balcony;
- a double room with bathroom and a balcony.

There are two more en-suite bedrooms in the attic.

In the basement there are storages for the restaurant, a laundry and a heating room.

The house was recently renovated. In 2020/2021 a new roof was installed, all windows on the first floor and all the electrical installations were replaced.

There is a central heating, heat pump and oil stove. Along the road - in front of the restaurant there is a large parking lot (for 30 cars). There are one fast electric charging station and two slower ones in the parking lot.

The land is 1033sqm is fully buildable land and thus has the potential for possible extensions of the house.

The restaurant with accommodation facilities is for sale in very good condition, well functioning. With a long tradition, it has become recognized among domestic and foreign guests, who often stop on the way to or from the resort of Kranjska Gora.

The current owner is also interested in renting the property out (sale and lease back option) and thus ensuring a safe and good investment for the new owner.

**All infrastructure within 10 km.**

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