

## Bled – Prime Business Opportunity in Bled

4.490.000 €



### Property details

Type:	Commercial
Land included:	421 m <sup>2</sup>
Size:	407,30 m <sup>2</sup>
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Bled
Built:	1889
Renovated:	2024



## Description

### Award-Winning Restaurant with Three Luxury Apartments

Exceptional, strategically important location with high traffic frequency and outstanding visibility—directly on Bled's main road—we present a fully renovated commercial property combining a successful fine-dining restaurant and three premium apartments. Its prime position ensures constant footfall from both tourists and local residents, offering outstanding business potential.

## Restaurant

The restaurant features a spacious dining area divided into three separate rooms, allowing for privacy and a refined dining atmosphere for different guest groups. The central space includes a modern, fully equipped bar. Additional areas include a professional kitchen, restrooms, and a corridor that connects the restaurant with the apartment reception—efficiently linking hospitality and accommodation services.

- 54 indoor seats
- Large outdoor terrace for 80 guests
- Planned terrace expansion to 150 seats, ideal for summer service, events, and group dining

## Sustainability & Premium Equipment

This is the only restaurant in Slovenia certified with the Zero Waste label, fully committed to sustainable practices and a no-waste philosophy. The interior is finished with top-quality materials and above-standard equipment, creating a refined and comfortable ambiance.

Notable features include:

- Proprietary mineral water dispensing system without microplastics
- Marana professional pizza oven
- New heat pump heating system
- State-of-the-art ventilation system

The restaurant underwent a complete renovation in 2024, with special emphasis on premium craftsmanship and design excellence. Original windows were carefully restored, while the authentic stone flooring preserves the building's historic character and prestige. Guest parking is provided next to the property.

## Apartments

## Apartment 1 - 69 sqm

- Two bedrooms (one with a king-size bed, one with two single beds)
- Bathroom
- Open-plan living area with kitchen and dining space
- Balcony with private sauna
- Entrance hallway

## Apartment 2 - 41.2 sqm

- Bedroom with king-size bed
- Living area with kitchen and dining corner
- Sofa bed for additional guests
- Bathroom and entrance hall
- Underfloor heating throughout

## Apartment 3 - 123.2 sqm

- Spacious, bright open-plan living area with kitchen, dining space, and living room
- Direct access to a large panoramic terrace
- Two bedrooms (one king-size bed, one with two single beds)
- Large bathroom with bathtub and shower
- Balcony with private sauna
- Connecting hallway

## Apartment Features

### Each apartment includes:

- Terrace or balcony with city views
- Fully equipped kitchen with refrigerator
- Seating area with sofa bed
- Flat-screen TV
- Washing machine
- Private bathroom with shower
- Heat pump heating & air conditioning
- Parquet and ceramic flooring
- Security (anti-burglary) entrance doors

A dedicated reception area is located on the ground floor, ensuring professional guest management.

Each apartment includes one private parking space.

## Location

The property is located just a short walk from Lake Bled, one of Slovenia's most iconic attractions, and close to Bled Castle, offering breathtaking views of the lake and surrounding Alps. The town center is only minutes away on foot.

- Excellent road access
- Quick connection to the motorway
- Ljubljana Jože Pučnik Airport: 33 km (approx. 30 minutes)

The area offers year-round outdoor activities, including walking, cycling, rowing, hiking, and winter sports. The location perfectly balances a peaceful setting with the vibrant atmosphere of a world-renowned tourist destination.

## Investment Potential

The property is sold fully furnished and equipped, enabling an immediate start of operations. It represents a rare opportunity for investors or operators seeking a premium hospitality business with additional income from luxury apartment rentals—at one of Slovenia's most desirable locations.

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