



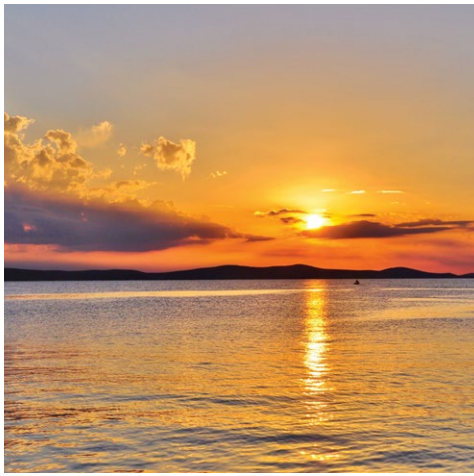
## **Hotel Arcus** Medulin, Croatia

The hotel located at the southern tip of Istria, offers a rare mix of all the right elements.

Its peaceful setting directly by the Adriatic sea, functional & pleasant architecture, together with proximity to popular sights make it a proposal one should not ignore.

With ample development potential, especially in sport and health tourism segment, it makes a perfect opportunity to invest in one of the world's finest tourist destinations.





**Croatia**, judging by constantly growing ( +7% YoY ) numbers of visitors, is definitely back as an important player in the field of tourism.

Located centrally in **Europe** within easy reach from just about anywhere, luring with its **superb climate**, rich heritage, **lush nature**, clear sea, diverse offer and abundance of yet un-spoilt spots, Croatia is considered a **piece of heaven** for many.

More info on Croatia: [www.croatia.hr](http://www.croatia.hr)



**Istria**, attracting more than half of Croatia's incoming visitors, is definitely one of the **most desireable vacation** spots.

The heart-shaped, 3600 km2 peninsula just south of **Trieste** in Italy, is where continental Croatia meets the **Adriatic**.

With its rolling hills, magical hilltop villages, **picturesque fisherman towns** and superb cuisine, it is often referred to as Tuscany on the sea.

Served by **6 airports** ( Pula, Trieste, Rijeka, Ljubljana, Zagreb and Venice ) Istria's charming towns of Motovun, Rovinj, Poreč, and Pula are all a short drive away.

More info on Istria: [www.istra.hr](http://www.istra.hr)



**Medulin**, a lovely small town, set on the southern tip of Istria, only 13 km from Pula airport, is an ideal summer holiday place.

Due to the fact that it is a **perfect gateway** for exploring not only Istrian hot spots but the whole of the country, it is currently #4 tourist destination in Croatia, with strong growth trend ( overnight stays +12,7% YoY ).

Dubrovnik's famous Stradun and its ancient walls, Split's Diocletian's Palace, as well as bustling streets of Croatia's Capital Zagreb are all **less than an hour flight** distance.



**Hotel Arcus** is located by the sea, opposite the fishing port and the Medulin quayside **promenade**.

It is just a couple of minutes walking distance to the town centre as well as many **sports** and **recreational facilities**.

The hotel, built in 2001, has a total of 84 **spacious rooms** and 2 suites, which amount to around 200 beds.

Almost every room has a **balcony** and there is a plenty of surrounding area to organise sufficient on-site guest parking space.



On the ground floor of the hotel, there is a **restaurant** with 150 seats in the main hall and 40 seats in its à la carte restaurant.

Besides the dining area, there is a **Cafe-bar** with 70 seats, a **cocktail bar**, and a beautiful 150 seats terrace with a breathtaking **sea view**.

The building has a class B **energy efficiency** grade, it is easily accessible and has all required infrastructure.

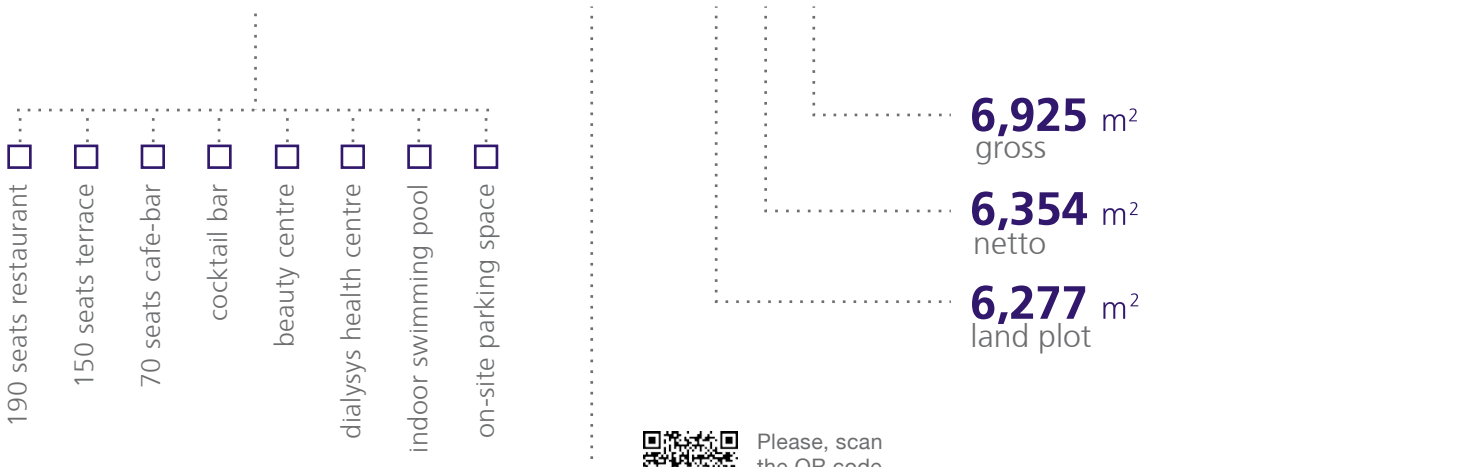
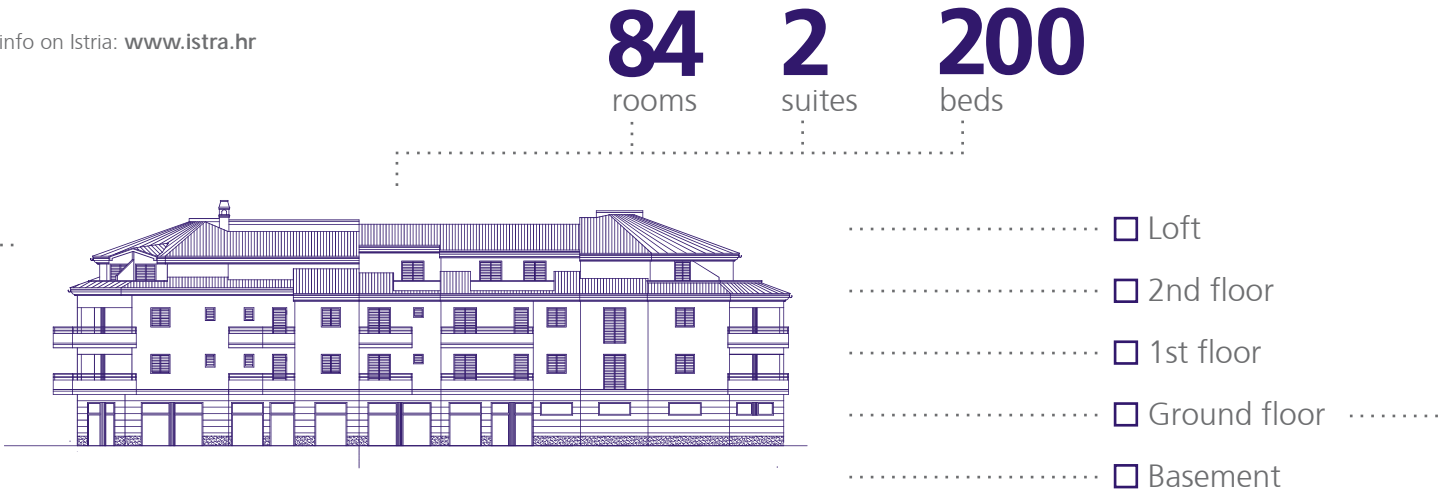


There is also a dialysis **health centre** within the hotel, as well as a heated **indoor swimming pool** and a sauna, which, besides family tourism as its primary target market, represents potential for various **medical tourism** activities.

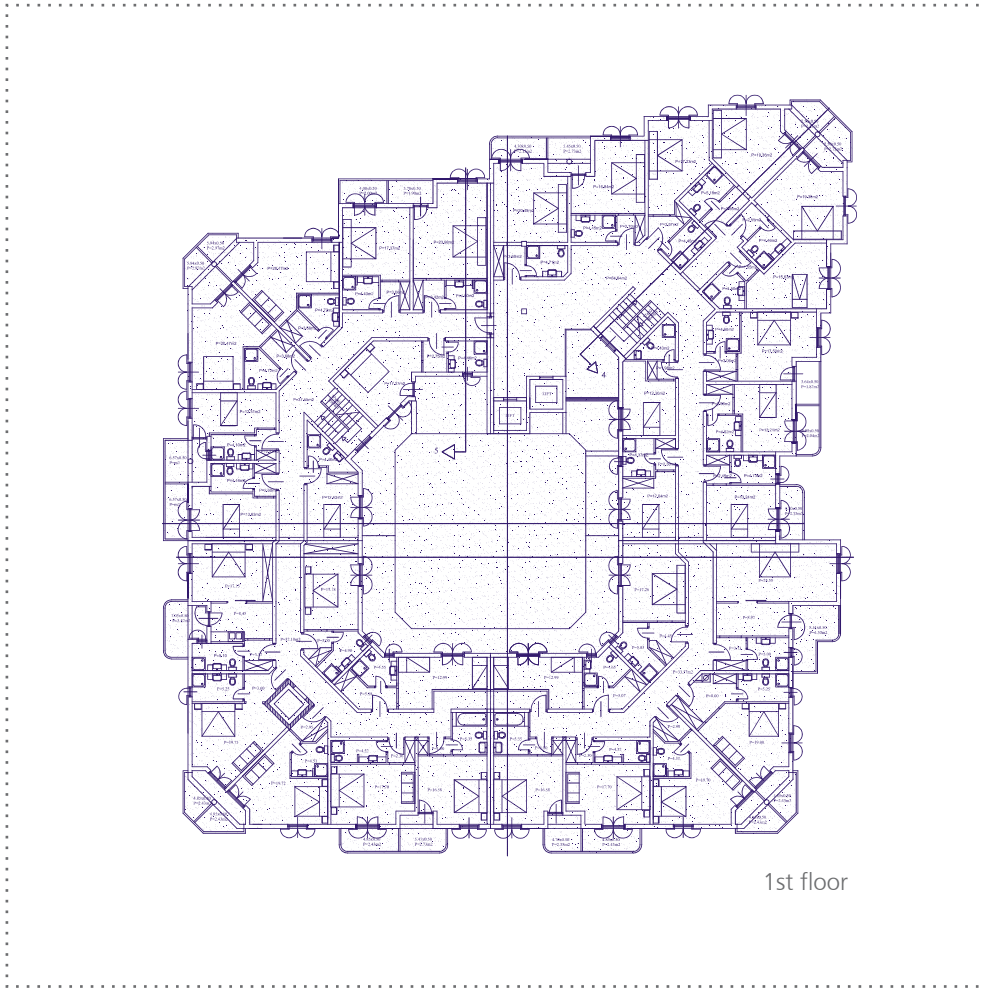
With its charming surroundings, direct access and **unobstructed views** of the Adriatic sea, the property offers a truly **unique opportunity** for an investor to acquire a remarkable hotel in the heart of one of **Europe's most popular** tourist destinations.



A perfect location: Istria is the largest peninsula in the Adriatic Sea, located between Gulf of Trieste and Kvarner Gulf, It is shared by Croatia, Slovenia, and Italy.



Please, scan the QR code for more info about the hotel



The building of 6925 m<sup>2</sup> ( 6354 m<sup>2</sup> of net floor area ), consists of ground floor, first and second floor, loft and a basement. It is situated on 6277 m<sup>2</sup> land plot with landscaped and maintained environment.





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