

Andria – Apulien

CRISTAL PALACE HOTEL

Property ID: IT242941673



www.von-poll.it

PURCHASE PRICE: 5.850.000 EUR

Property ID: IT242941673 - 76123 Andria – Apulien

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At a glance

| | |
|-----------------|-------------|
| Property ID | IT242941673 |
| Available from | 30.10.2025 |
| Type of parking | 12 x Other |

| | |
|----------------|--------------------------|
| Purchase Price | 5.850.000 EUR |
| Commission | Subject to commission |
| Total Space | ca. 6.321 m ² |
| Usable Space | ca. 6.321 m ² |

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Energy Data

| | | | |
|-----------------|-----------------|-------------------------|---------------------------|
| Type of heating | Central heating | Energy Certificate | Energy demand certificate |
| Energy Source | Gas | Final Energy Demand | 139.39 kWh/m²a |
| Power Source | Gas | Energy efficiency class | D |

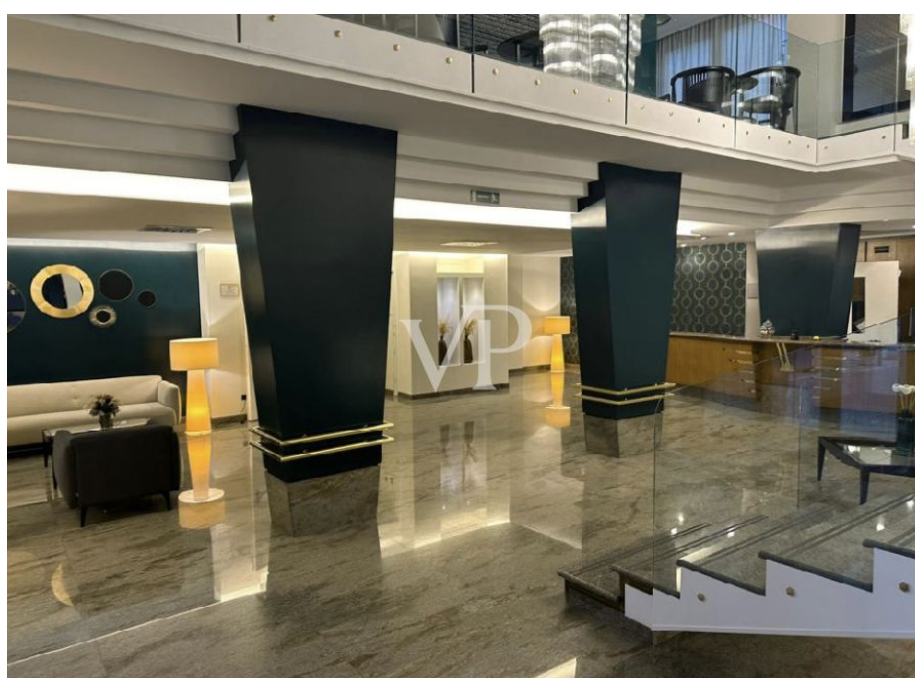
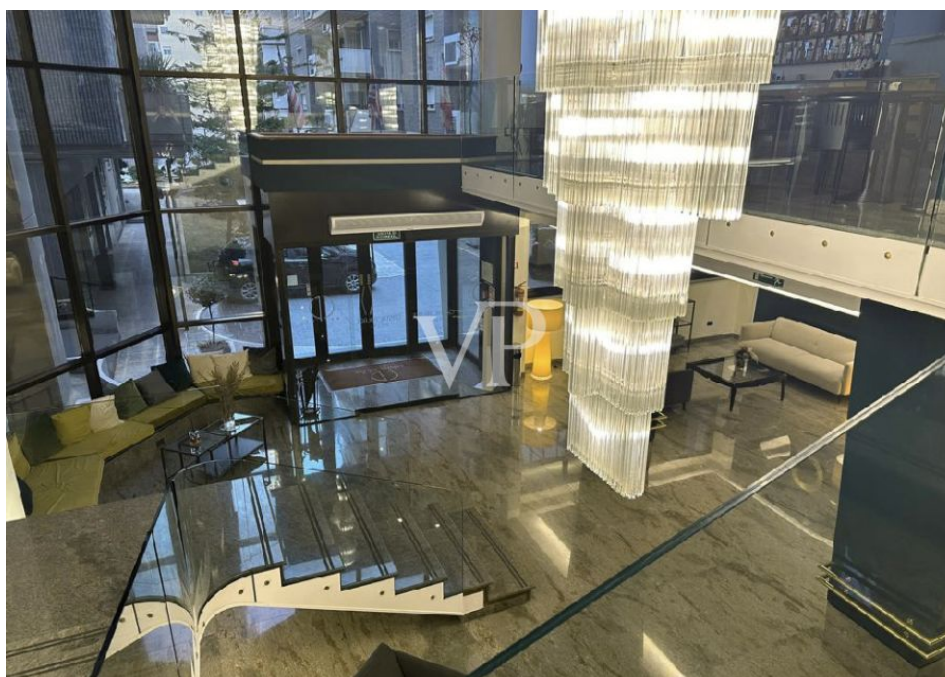
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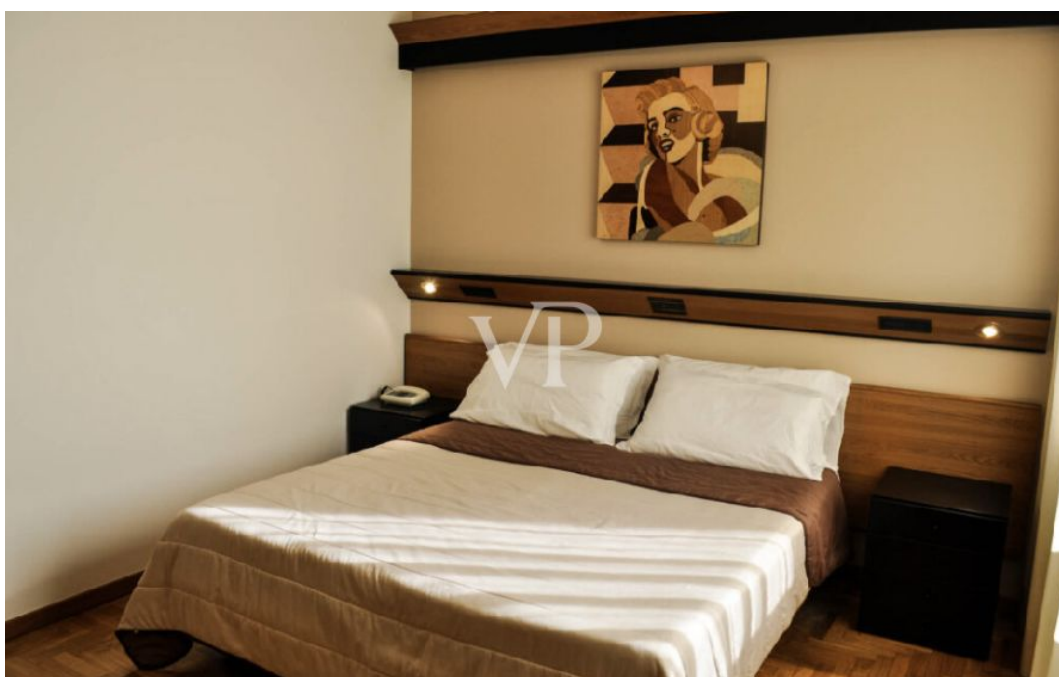
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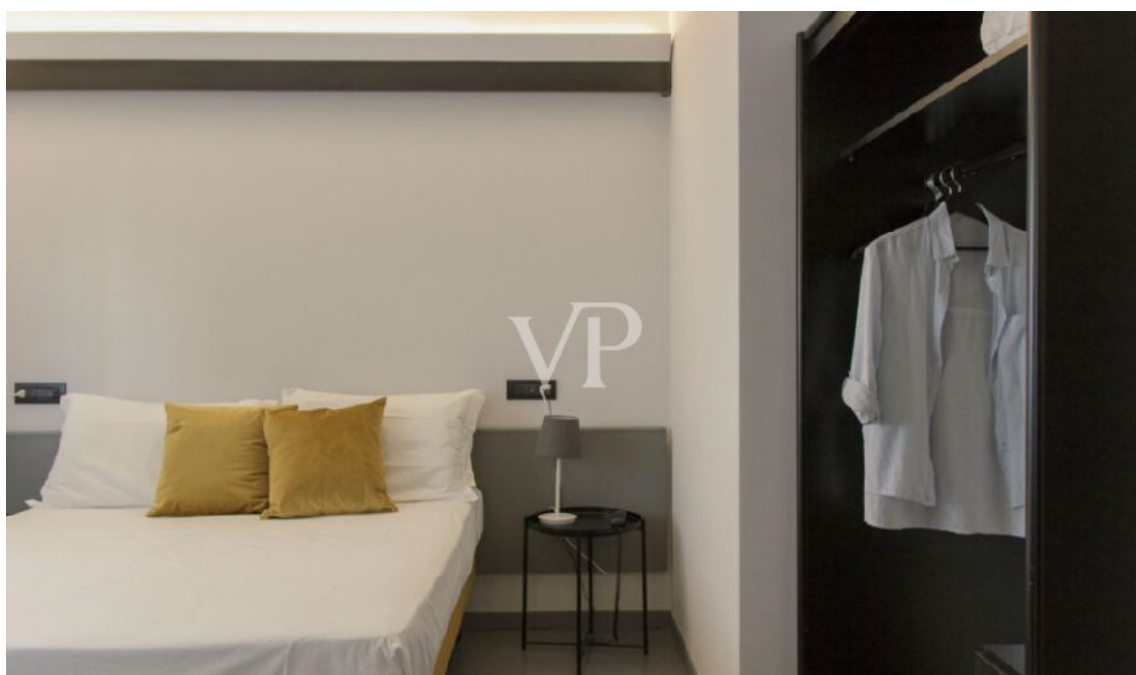
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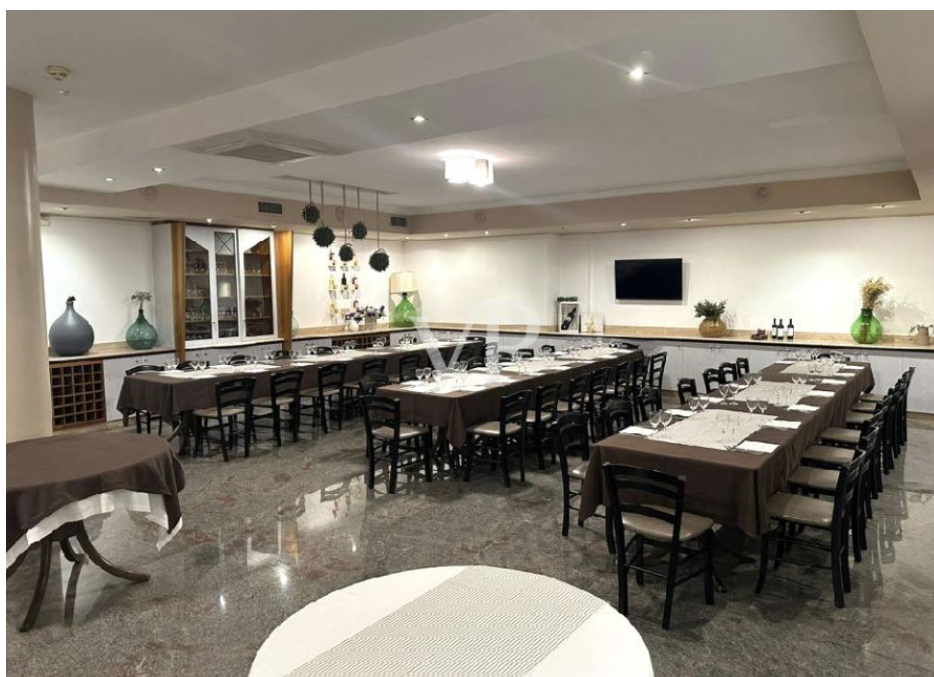
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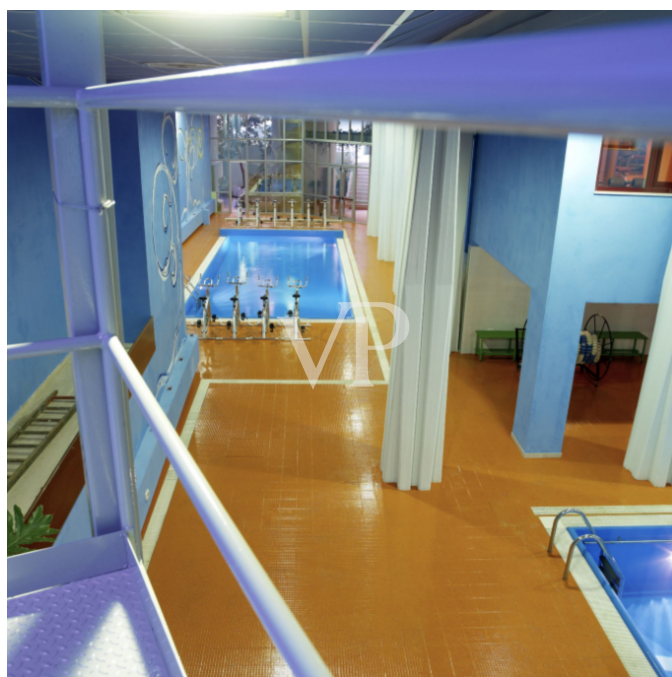
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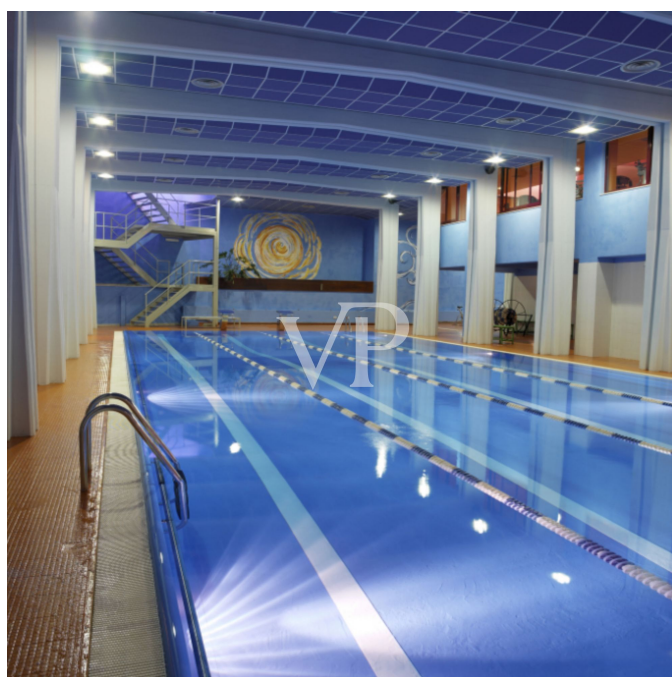
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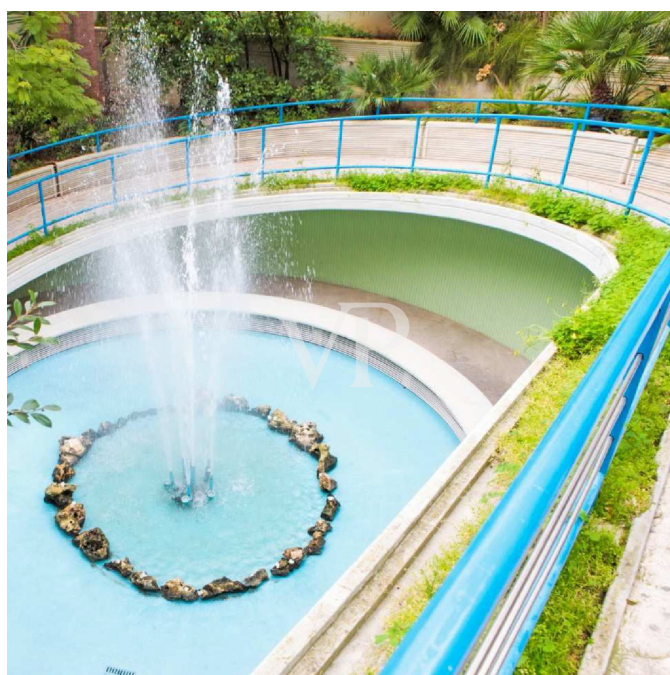
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A first impression

We propose in the center of Andria in the province of BT a 4-star hotel.

The property is divided into 7 above-ground floors and 2 basement floors, totaling 2,546.32 square meters, plus the uncovered part of the loggia, located on the second floor, of 410.40 square meters.

The said Hotel was also reviewed by Forbes, a U.S. magazine among the most famous for its rankings of economic culture, business leadership, innovations, finance, investment, marketing and lifestyle.

(Review link: <https://search.app/5iumoxDtDkg2CHtA9>)

Property Description:

On the ground floor, we have an opulent entrance hall with Reception, several kitchen rooms and a restaurant room, totaling 485.40 square meters.

From the first to the sixth floor, the hotel with 40 rooms is composed. Each individual floor is approximately 251.39 square meters; each room is furnished with all kinds of amenities, from an en-suite bathroom to a refrigerator, television, telephone, and WI-FI connection. On the seventh floor, we find the solar slab used to hold all the plant equipment, which is in perfect condition.

The second floor has undergone modernization and renovation of the rooms, while, from the second to the sixth floor, the rooms are in perfect condition.

On the -1 basement floor we have the restaurant's storage rooms totaling 329.12 sq m.

On the -2 floor we have 12 parking spaces totaling 223.46 sq m.

Cristal Hotel is presented with a structure composed of a very modern building constructed of steel and crystal and is located in the center of Andria. The structure being bi-exposed, on one side faces a courtyard with a lawn flowerbed, while on the other side in a courtyard in a condominium context. The location is rich in history, art and culture, with historic buildings and churches built around 1500 AD. The area is represented by the natural beauty of the Apulian countryside, typical farmhouses surrounded by centuries-old olive trees and trulli. In addition, a few kilometers away, we find the beaches where in seasonal periods, we have a very strong influx of European tourists.

A few meters from the Cristal Hotel, also part of the same property, we have a sports center where on the -1 basement floor we have for sq. m. 1035.00 spaces used as a fitness center with two swimming pools and various spaces of all kinds of competitive and body care disciplines, as well as a well-equipped beauty center that is available for the clientele of the Cristal as well as for the clientele of the sports center.

Both the Cristal and the sports center are operated under a business branch lease, punctual in their commitments, to date there is no litigation.

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Details of amenities

Cristal Hotel has the facility that is kept in perfect condition even with the fans/coils, which emit hot air and cold air. Each room has all the facilities that are described, as well as good maintenance and cleanliness of the rooms.

The restaurant is equipped with a kitchen room to handle breakfasts, lunches, and dinners.

The sports center is equipped with rooms where you can, with the intervention of an instructor, participate in classes for all kinds of disciplines, in one of the rooms, we find the equipment for bodybuilding.

The sports center is also equipped by two swimming pools, a smaller and a larger one where various disciplines swimming courses and "water gin" disciplines are practiced. Also at the sports center we have spaces for massage, physiotherapy with the presence of a physiotherapy referral, as well as beauty care with the presence of a Specialized figure.

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All about the location

35 Florence Street. Andria (BT) HOTEL CRISTAL
via Firenze 47 Andria (BT) SPORTS CENTER.

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Contact partner

For further information, please contact your contact person:

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