Bisceglie - Apulien

Hotel in activity with swimming pool and tropical garden

Property ID: IT252942306

PURCHASE PRICE: 3.500.000 EUR

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At a glance

Property ID	IT252942306	Purchase Price	3.500.000 EUR
Bathrooms	50	Commission	onderworpen aan commissie
Year of construction	1990	Total Space	ca. 3.615 m²
Type of parking	99 x Other	Equipment	Swimming pool

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	28.11.2033
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	83.53 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	1990

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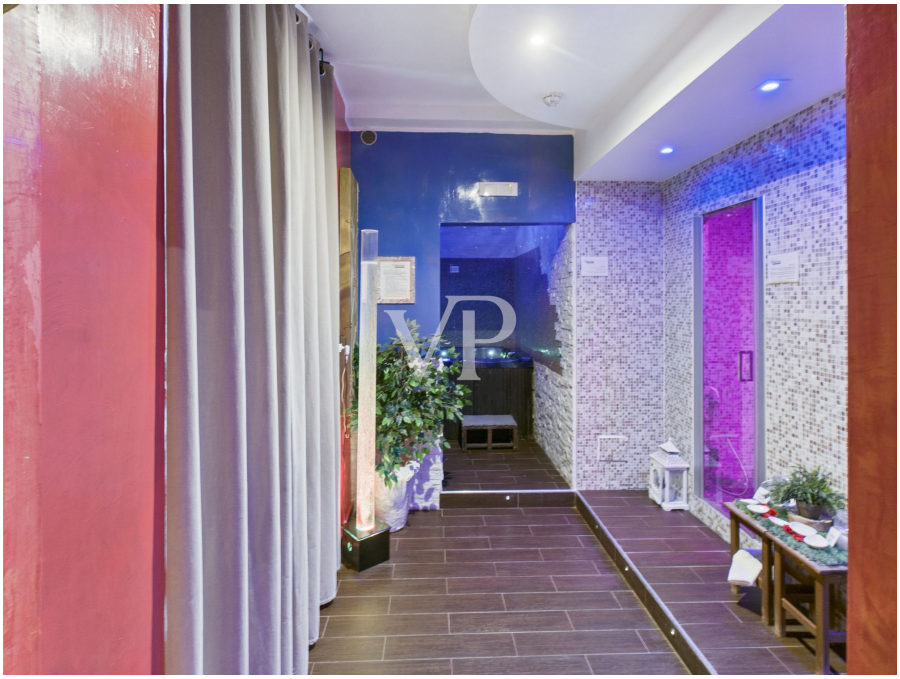
The property



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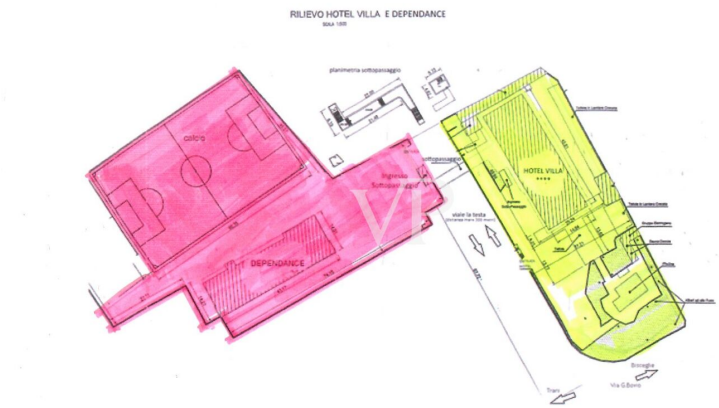
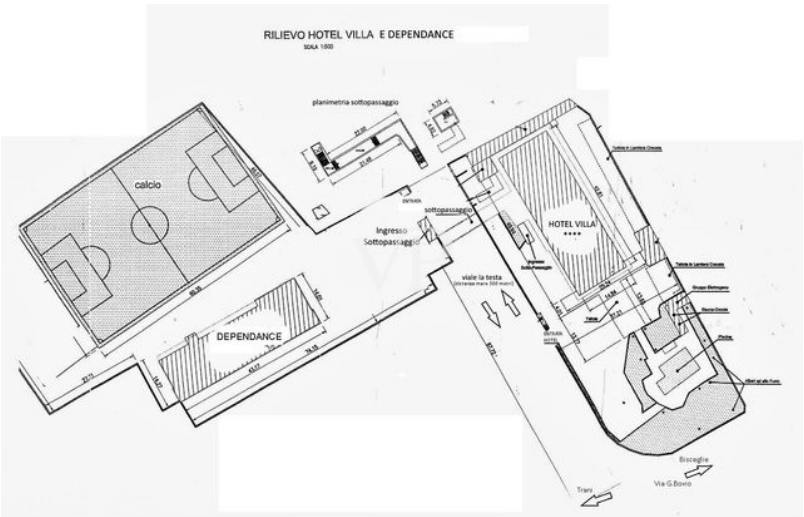
Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

HOTEL VILLA - ACCOMMODATION FACILITY WITH SWIMMING POOL AND TROPICAL GARDEN

Price: € 3,500,000

Only 400 meters from the sea we offer for sale the Hotel Villa, an exclusive hotel structure located in a strategic and reserved position, immersed in a green context of great scenic impact.

The property for sale includes exclusively the main structure of the hotel (area highlighted in yellow on the plan), complete with rooms and all services strictly functional to the accommodation business.

The hotel is developed on a plot of about 3,615 square meters, with more than 2,300 square meters allocated to a tropical garden with tall trees, pool area and outdoor spaces ideal for reception, relaxation and guest services.

The building has three levels:

Basement level: restaurant of about 740 sq. m., accessible both internally and through a separate entrance on La Testa Avenue No. 4. Of this, about 200 sq. m. is for kitchens and storage, while the remaining area is used for dining rooms.

Ground floor: reception, management, administrative offices, lobby, TV room, bar corner and part of the rooms. Total area of about 635 square meters.

Second floor: additional guest rooms.

The hotel has a total of 39 rooms, all complete with private bathroom and sitting room, as well as a 55 sq m apartment.

The property represents an ideal solution for those wishing to invest in the hotel sector in a growing tourist location, with a property already set up for receptive management and with attractive outdoor spaces.

OVERALL PURCHASE OPPORTUNITY (OPTIONAL PLUS)

For investors interested in a larger transaction, the opportunity to purchase the entire property complex for a total price of € 7,500,000 is also available.

The total purchase also includes the secondary structure (area highlighted in red on the floor plan), consisting of car parking, ground-floor annexe with 11 rooms (suites, junior suites and standard rooms, all with private bathrooms) and a large basement storage room of about 700 sq m with 5.5 m ceiling height, currently organized with fitness room, games room and laundry room. There are also 5 apartments on the second floor with a total area of about 520 square meters.

The two facilities are connected by a regular road with two-way car passage and opposing electric gates. For convenience and safety, an underground walkway has also been built, allowing guests to reach the main facility without crossing the road.

A regulation soccer field, also used by professional clubs in the past, completes the property. The area can be subject to divestment and, subject to agreement with the relevant authorities, allows the construction of an additional facility to expand the number of rooms.

Also included in the overall sale is the possibility of contractual takeover for a building used as a B&B in the center of Bisceglie (Palazzo Vittoria), with a rent of € 2,500/month + VAT.

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Details of amenities

OPTION 1 - HOTEL VILLA (Yellow area)

Swimming pool equipped with sun loungers and bar area

Restaurant of 740 sqm

Bar room dedicated to moments of relaxation and conviviality

All rooms equipped with air conditioning, private bathroom and main amenities

Elevator inside the structure

Covered and uncovered parking spaces

Spacious tropical garden of about 2,300 sqm with tall trees

OPTION 2 - TOTAL COMPLEX (Yellow + Red Area + Victory Palace in the center)

Includes everything in Option 1, plus:

Regulation soccer field

Interconnected facilities with internal viability

Duly authorized underground walkway

Local equipped with fitness machines

Rooms dedicated to physical well-being, including sauna, hot tub and related services

Additional parking spaces

Leased facility in the center of Bisceglie with additional 5 rooms

Possibility of expanding the number of existing rooms by converting the area currently used as a soccer field

Elevator also present in the leased facility

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All about the location

Strategic location and services at your fingertips
The hotel is in a prime location in the area outside the center of Bisceglie: just 2 km from the historic heart, it is very close to the sea and perfectly connected to the main transport infrastructure, including the railway station and Bari airport.

Guaranteed accessibility: the highway is easily accessible, and the area is well served by city bus lines, ideal for a mixed tourist clientele (individuals and groups).

Everything at hand: supermarkets, restaurants, and stores are available in the area, ensuring daily conveniences for both guests and operations.

Nature, culture and relaxation: just a few minutes away are the beach, the Mediterranean Theater, the Cathedral of St. Peter the Apostle, the Norman-Swabian Castle, the Civic Archaeological Museum and other historical and architectural testimonies, offering a rich and varied cultural offer.

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Other information

The area of the soccer field currently can be decommissioned, and by agreement with the authorities an additional structure can be built in order to expand the number of existing rooms.

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Contact partner

For further information, please contact your contact person:

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