Bisceglie – Apulien

Hotel Villa 400 meters from the sea

Property ID: IT252942306

PURCHASE PRICE: 7.800.000 EUR • **LAND AREA:** 15.484 m^2

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At a glance

Property ID	IT252942306
Bathrooms	50
Year of construction	1990
Type of parking	100 x Other

Purchase Price	7.800.000 EUR
Commission	subject to commission
Total Space	ca. 15.484 m²
Usable Space	ca. 15.484 m²
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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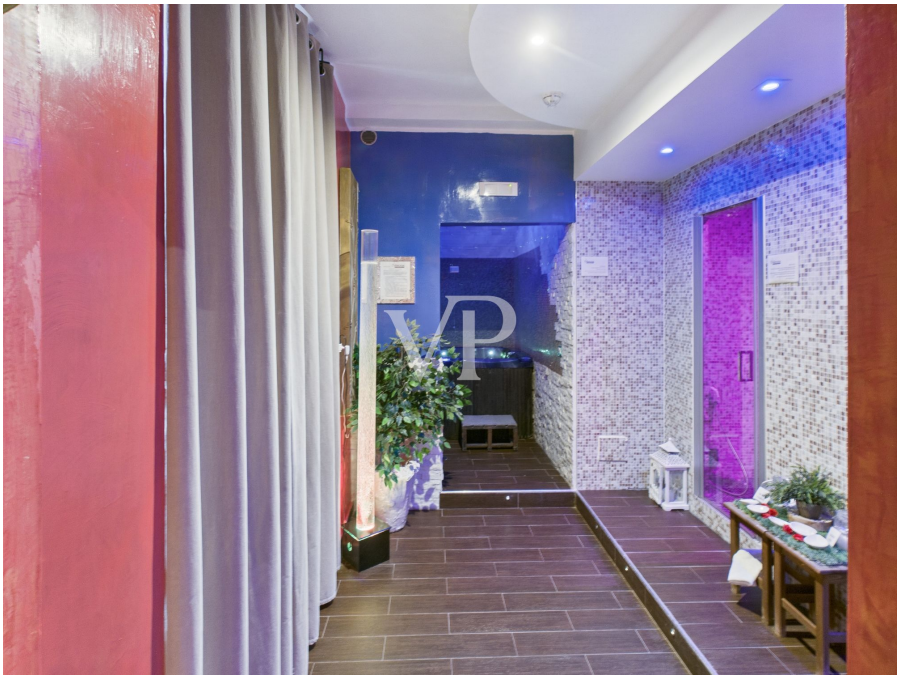

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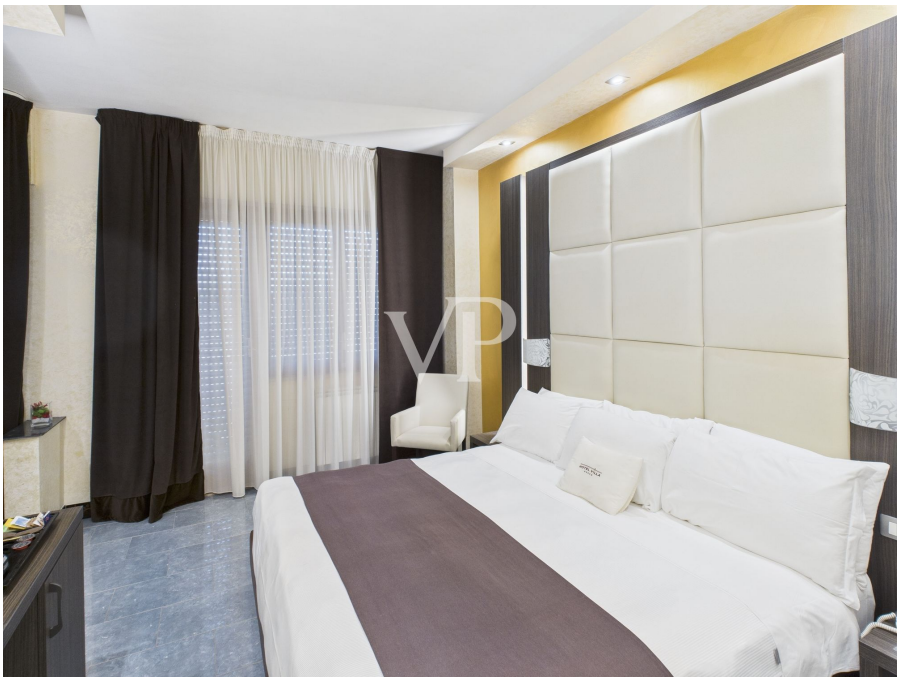

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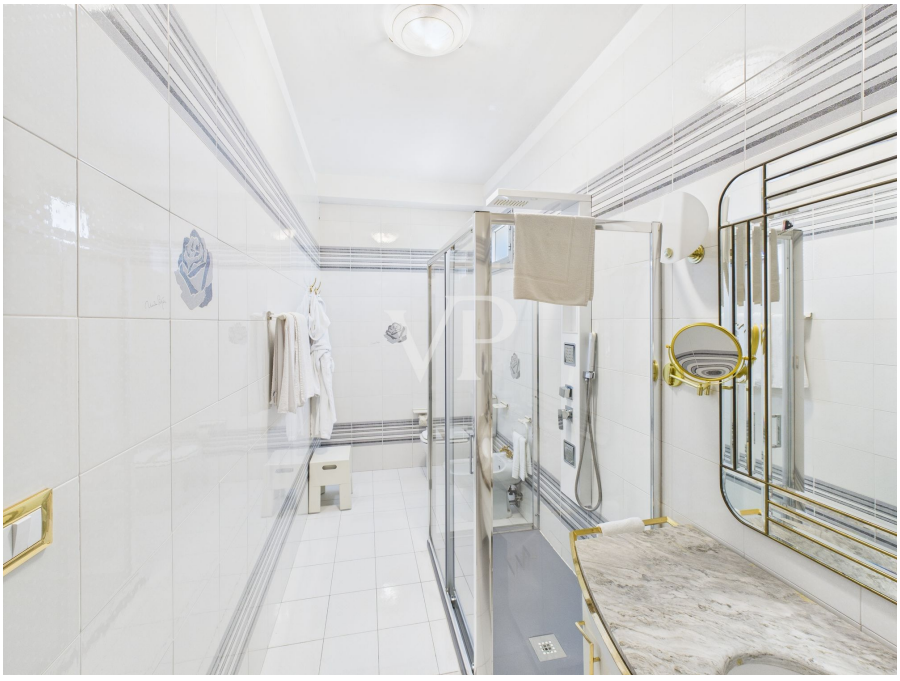

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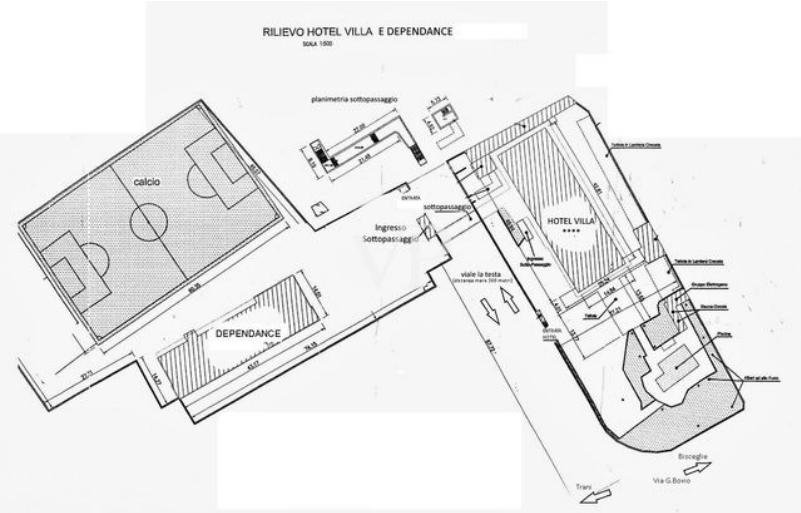
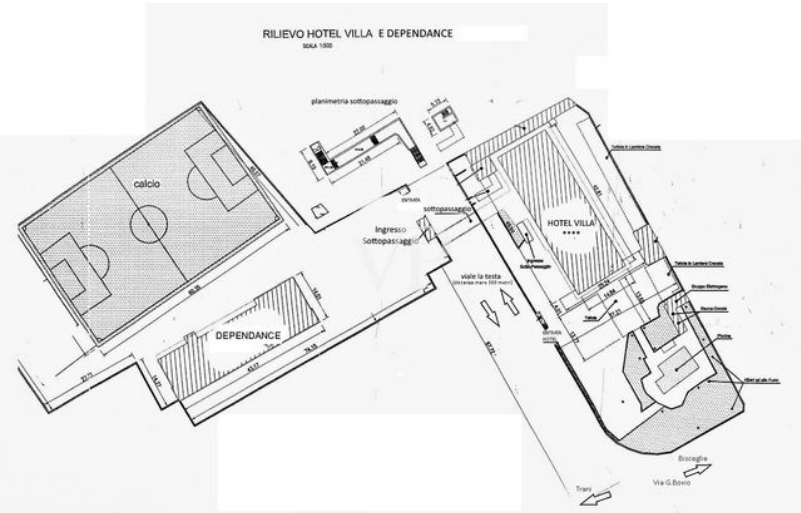
Floor plans





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

Only 400 meters from the sea, we offer for sale Hotel Villa, an exclusive hotel complex consisting of three real estate bodies, (two bodies objects of sale and a third currently leased with the possibility of contract transfer).
The hotel consists of 39 rooms, all complete with bathroom and sitting room, as well as an apartment of 55 square meters.
The business is spread over a total area of 15,484 square meters.
The main building is developed on a plot of 3,615 sq m, of which 2,300 sq m is dedicated to a tropical garden with tall trees, swimming pool and related facilities. This building has three levels: basement, ground floor and second floor.
On the basement level is the restaurant, with an area of 740 square meters, accessible both from the upper floors and from a separate entrance on Viale La Testa No. 4. Of this 740 sq m, 200 sq m are for kitchens and storage rooms, while the remainder are used as halls.
On the ground floor, there is reception, management, administration, offices, TV room, a lobby and bar area, as well as an area designated for guest rooms. The whole has an area of 635 square meters.
On the second floor, on the other hand, we find additional rooms for hotel guests.

The secondary structure, includes a parking lot and an annex on the ground floor, as well as a basement storage room of 700 sq m with a ceiling height of 5.5 m consisting of a fitness room, a game room and a laundry room.
The annex consists of 11 rooms, all with private bathrooms, including suites, junior suites and standard rooms.
On the second floor we find 5 apartments totaling 520 square meters, but only one of them is subject to sale included in the listed price. This apartment is 55 sqm.
The other 4 units can be purchased separately upon request.

The two property structures are connected by a regular road with two-way car passage and opposite electric gates. For convenience and safety, an underground walkway has been created that allows guests to reach the main structure without crossing the road.

A regulation soccer field, used in the past by professional clubs, completes the property, making this facility ideal both as a hotel investment and for hosting well-known and well-known sports activities or events.
The soccer field area can be decommissioned, and by agreement with the authorities, an additional structure can be built in order to expand the number of existing rooms.

In 2024, the Ruggieri Hotel formalized a lease for a building used as a B&B, called Palazzo Vittoria. This excellently built structure is completely renovated and modernized, has 5 rooms, and is located in the center of Bisceglie. The rent is €1,500 monthly, VAT included.

The building with internal elevator, covers an area of about 300 square meters and consists of three levels (ground floor, second floor, and second floor) and a storage room for the business.

This opportunity is reported because it is possible to proceed with an assignment of the lease.

In this way, the new manager will be able to take over on the terms already defined, without having to initiate a new contract negotiation, and start operations immediately in a ready and fully operational facility.

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Details of amenities

- Swimming pool equipped with deck chairs and bar area
- Restaurant of 740 square meters
- Bar room for moments of relaxation and conviviality
- Regulation soccer field
- Interconnected facilities
- Regularly authorized underground walkway
- All rooms are equipped with air conditioning, private bathroom and all major amenities
- Elevator present in both the owned and leased structure
- Covered and uncovered parking spaces
- Large tropical garden of 2,300 sq. m. with tall trees
- Room with fitness equipment
- Physical wellness rooms, including sauna, hot tub and other facilities
- Leased facility in the center of Bisceglie, with an additional 5 rooms
- Possibility to expand the number of existing rooms (in place of the current soccer field)

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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:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

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