

## Noble Suite Hotel with impressive size for sale - Investment opportunity



**Price: 0 €**

### GENERAL INFORMATION

Property Ref:	CW-LUPR-609	Category:	
Location:		Area:	
N. Bedroom:	25 + 14	N. Bathroom:	25 + 14
M <sup>2</sup> Property:		M <sup>2</sup> Inside:	



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

4 star hotel in prime location near [Santa Eulalia](#)

This prestigious suite hotel is situated in one of Ibiza's most luxurious residential areas. All 25 suites of the hotel consist of two rooms with separate living and bedroom, fit for a whole family and have been conceived to be both comfortable and roomy. The hotel is located in Santa Eulalia del Rio, next to the sea, surrounded by a pine forest.

Total Land Area 3405 sq. meters in Santa Eulalia del Rio municipality. Registered in the Registro de Propiedad de Ibiza: volume 1186, book 308, section 1, page 113, ownership number 8.299.

Total Hotel Area Total Building Area: 2623 sq. meters. Building Details

The building is composed of 4 floors:

- Ground Floor – 968,67 sq. meters
- 1st Floor – 482,11 sq. meters
- 2nd Floor – 482,11 sq. meters
- 3rd Floor – 482,11 sq. meters
- Spa/Fitness — 50 sq. meters
- Additional House — 158 sq. meters. Room Details and Other Areas
- Official number of suites: 24
- Official number of beds: 48
- Real number of suites: 25
- Maximum capacity up to 100 people Ground Floor – 3 suites 1st, 2nd and 3rd floors – 7 suites each. All suites allow for a maximum of 4 visitors and contain:
  - bedroom which is separate from the rest of the suite
  - lounge with the possibility of accomodating either one adult and one child or two children on a provided sofa and fold out bed
  - small kitchen fully equipped with modern electric appliances bathroom with two sinks, one bath, toilet, bide and a hair dryer
  - TV set with Sattelite TV, safe, mini bar, a telephone in each room, sattelite radio, individual airconditioning and central heating. Depending on the suite category there is either a balcony of approximately 4 sq.m. in size or a 20 sq.m. terrace.

All suites overview the sea. The size of each suite varies between 39 sq.m. and 50 sq.m. One of the suites in the accordance with local norms has been especially designed to accomodate a disabled person. All social areas are also well suited for movement in a rolling chair. Hotel suites can be separated into three groups:

- Suites Normal – a view of the hotel terrace and pool, found on the Ground Floor
- Suites Preferente – a panoramic view of the pine forest, the sea and the seashore surrounding the hotel. Found on the 2nd and 3rd Floors
- Grand Suites – the most spacious of our suites with increased comfort king-size bed, a terrace and a small garden. Found on the 1st Floor. The Ground Floor contains:
  - reception
  - snack bar
  - hall

- souvenir shop
- restaurant
- restaurant kitchen
- stock rooms
- rest rooms
- shower room
- special area for luggage
- telephone cabins. Other amenities: Every floor of the hotel has a special stock room for use by the cleaning staff. There is also both a client and a service elevator. All the suites are equipped with a contemporary fire alarm system and the hotel has special fire escapes. The Hotel has its own laundry room.

In the areas surrounding the hotel territory one can find:

- open terrace with barbecue
- snack bar terrace
- open swimming pool
- open children's pool
- showers
- play ground
- mini golf
- open solarium terrace
- spa / beauty salon with jacuzzi and sauna
- fitness room.

2. Additional Areas Additional Land Area Included in the Hotel territory there is a land plot of 1650 sq. meters in Santa Eulalia del Río municipality. Registered in the Registro de Propiedad de Ibiza, volume 1206, book 322, Santa Eulalia.

Additional Buildings Land plot 86 contains a two floor building with an overall area of 158 sq. meters. At present time the ground floor of this building is used as stock room and for technical needs of the Hotel. The 1st floor of the house contains 4 rooms and a bathroom.

New Building Wing Based on the growth project and the hotel can have up to 14 extra rooms or 28 official beds, if new building works are undertaken. Total official suite number will then be equal to 38. The real number of suites and rooms will be equal to 48, while the maximum capacity will go up to 165 people. According to the [project](#) and the planning permissions the new part of the Hotel is planned on the adjacent land plot which has been licensed for hotel building [construction](#).

The total construction area will be equal to 1520 sq.meters. The new building is planned to have 6 floors including a lower ground floor.

It is planned to include:

- SPA with saunas
- jacuzzi
- closed swimming pool
- massage cabinet
- fitness room
- additional kitchen stock areas
- additional laundry and personnel areas on the lower ground floor. The ground floor will extend the existing restaurant and give the possibility of forming 3 separate restaurant areas.

On the 1st Floor there will be one official suite and the rest of floor is taken up by 5-6 two person rooms intended as the hotel owner's private residence. Second to fourth floor will contain suites, of which six will have two bedrooms, a lounge and two bathrooms.

Each of these suites is able to be converted into two independent rooms: one with a lounge and a bedroom and one being a simple two person room. This will allow the possibility to exploit, if needed, a further 6 rooms. With the change of the category to that of a 5 star hotel, it is possible to increase the prices by 75% on average. Meanwhile, the amount of personnel will, if needed, increase by maximum 3-4 people for cleaning and restaurant services.

All details and economic outturn accountas, we send as we get an LOI.



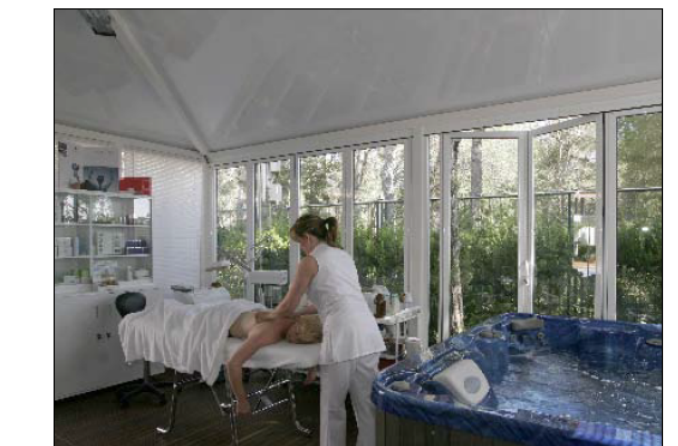




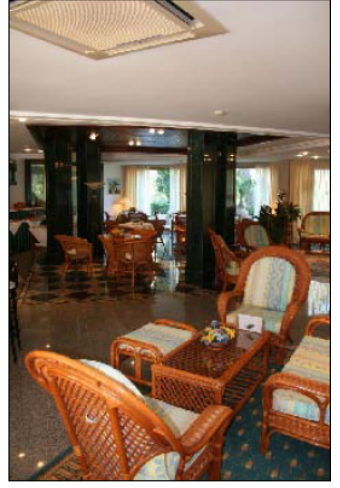
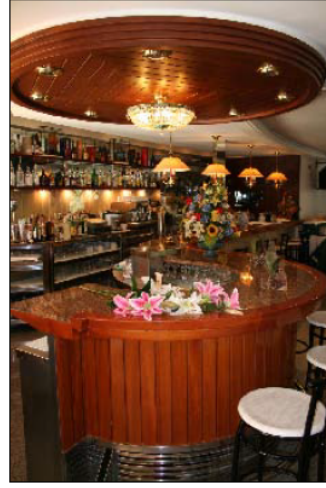




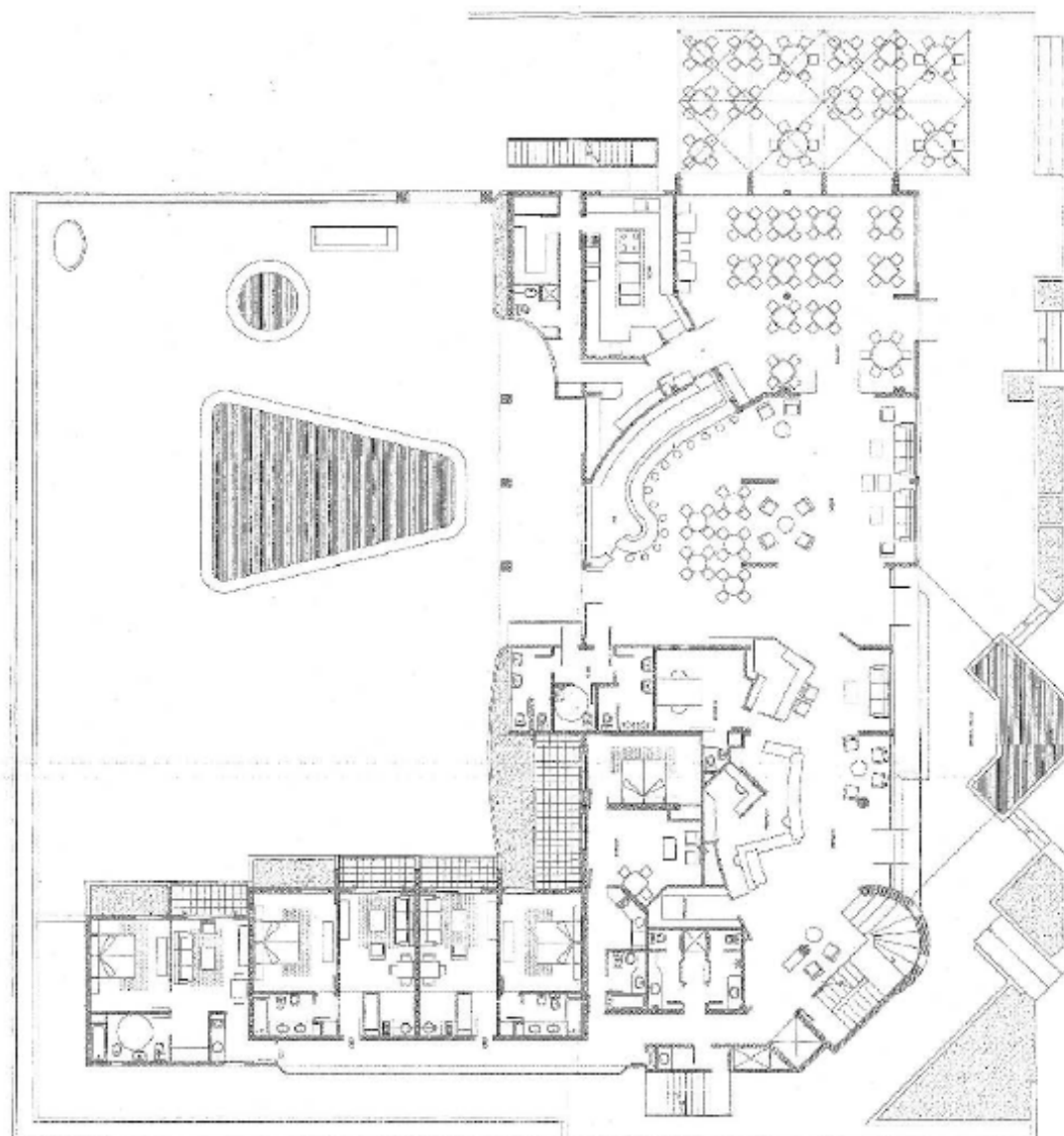












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