



Exposé 2323

4STARS HOTEL **ON UPPER GARDALAKE**

- PLACE:** The Hotel is located close to the old downtown.
- LAND:** 3289 sqm
- SURFACE:** The surface of the hotel is 4.685 sqm (without balconies and terraces) .
Total volumetry 15.300 cm., of which 910 as underground
The Hotel has got 81 bedrooms with 160 beds.
There are also 2 restaurants, one on the ground floor and one in the basement for the weddings, conferences etc (350 seats).
The Hotel owns also a Beauty Farm.
- CAR SLOTS:** 45
- NOTES:** The Hotel is in very good conditions; in the past years the ownership did a renovation of all the bedrooms, the kitchen, the dining room and the Beauty Farm.
There is the possibility to build a new floor.
The Hotel has got also a beautiful garden and a pool.
- Annual Turnover:** in average € 2.000.000/year
- PRESENCES:** 30.000 in the past year, half as half board, half as B&B.
- PRICE:** average € 50/day (half board)
- SELLING PRICE:** **On request**
- COMMISSION:** **3,66% IVA incl.**