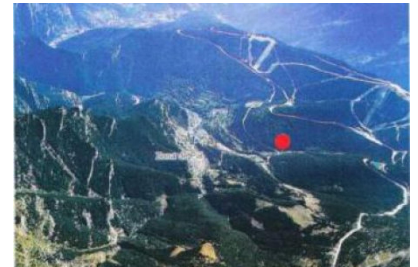


Ref: K127

Hotel development in a natural paradise

28,000,000 EUR



Investment type : For sale

Property type : Hotel

Bedrooms : 0

Hotel area :

Price in Euros : 28,000,000 EUR

Price in US Dollars : 33,333,333 USD

Country : Andorra

Condition : Project stage



IDEAL FOR HOTEL DEVELOPMENT, very exclusive and commercial property of 3 plots of land with a total surface of 36.000 sqm. inclusive a beautiful chalet of 1.290 sqm. construction. Healthy climate and with fantastic panoramic views. Privileged situated near by the main road to one of Andorra's most important ski resorts with a distance of 3 minutes by car. Authorized as residential zone for the development of building or tourism project. The exclusive situation of this property gives you the opportunity of living in the plenitude of nature surrounded by a beautiful scenery, but at short distances: i.e 2 minutes from an old romantic village or 10 minutes from the first big city. The country seat disposes over its own electricity and telephone lines, own water springs for drinking-water, sewer system, being ideal for the development of any kind of tourist or commercial project. The main house is built of wood and stone in the typical style of the country, conserving so the charm of the rural ambience with fantastic mountain views , it has open spaces and much light. With a constructed area of 1.290m², the house has a large living area with an enormous chimney and an open kitchen, 6 bedrooms with 3 complete bathrooms, a large main office with a luxury meeting room and 3 smaller offices. But there is much more to show: laundry room, a large hobby room, heating room, several box rooms, garage, large terraces, stable for five horses, large factory space with basement, ideal for business or industry, garden with lawn. Possibility to amplify the actual constructed area of the chalet and to build a hotel or any other suitable project of, for example: private club, spa resort, sport complex or aesthetic clinic, etc.

In quit surroundings on 36.000 sqm. with a beautiful chalet with a constructed space of 1.290 sqm., the first and actual owner has lived in this mansion as since 1977 and now arriving on the age of 69 years he has considered to sell the whole property. It must be said that the main value of the property is considered in the enormous surface of land as building land is very scarce in Andorra and properties with a surface of 36.000 sqm. of land are very difficult or not to find in Andorra. Only 8% of the total surface of the Principality of Andorra is private land and authorized to build on it and the resting 92 % is of the Andorran Government and is not available for construction. This Country Seat is situated 3 minutes by car from the ski slopes and offers a lot of possibilities to build more constructions as a spa-hotel, health centre, private club for high nett worth individuals, apartments, chalets, villas etc. and a complete village can build on it as summer tourism activities also are developed in this beautiful mountain area (9 to 12 million tourists are visiting Andorra annually). The property is declared by the authorities of Andorra as residential zone and is authorized for any commercial, touristic or residential project and for the construction of apartments villas and chalets. The owner is looking for a serious interested private investor or a commercial investment group which is interested in the purchase of this estate and he wants to negotiate with any serious interested party for the whole property of 3 plots of land of 36.000 sqm.; inclusive the chalet. Further, any serious offer to purchase a smaller plot of land is welcome and will be studied and negotiated. On request, the owner will send an official value report of the whole property (valued by an Andorran professional on March 2010 which was the former asking price) and can provide more details about the Andorra Government's legal building and related construction requirements. Skiing in Europe sounds like a great way to spend the winter. Unfortunately, glitzy resort towns in the Alps do not exactly cater to budget travellers. Skiers in search of an affordable alpine adventure, however, can combine good skiing and seasonal work in Europe's other spectacular mountain range: the Pyrenees. The Principality of Andorra is only a spec on a map, nestled high in the mountains and narrow valleys between Spain and France. Yet this small country has five extensive ski resorts that offer the best skiing in the Pyrenees. Sunny skies, modern lifts, and excellent accommodations keep steady streams of Europeans coming to Andorra from the first day of the ski season to the last (typically the third week of November through April). A continuous influx of skiers on holiday gives the entire country a festive atmosphere. Andorra, nestled high in the Pyrenees, is the last oasis in Europe and the ideal country for people who are tired of war, social and political problems. This is a country where high net worth individuals can live with a passive residence permit as in paradise without any income tax and business is taxed only with 10% on net profit. But Andorra offers much more than low taxes: * A stimulating environment with breathtaking scenery and a very healthy climate. * A secure and Crime-Free residential base. * A very low tax regime of 10% on net profits. * Bank secrecy constituted by law. * A real estate market which prices continue being stable. * 10 million tourists visiting per year this country.