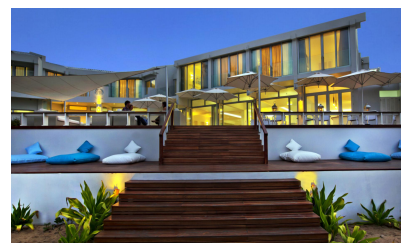


Ref: G0049

## Modern Beachfront Hotel with Unique location

**Enquire**



**Investment type :** For sale

**Property type :** Hotel

**Bedrooms :** 13

**Restaurants :** 1

**Hotel area :**

**Country :** Mozambique

**Condition :** Turnkey

- ✓ Bar
- ✓ Exterior dining
- ✓ Safes
- ✓ Internet in rooms

- ✓ Business centre
- ✓ Onsite parking
- ✓ Security installations

- ✓ Garden
- ✓ Reception
- ✓ Wellness installations

- ✓ Room minibars
- ✓ Recreation facilities
- ✓ WiFi



## LOCATION

This 3.270 m<sup>2</sup> property is located in the heart of Tofo, an ideal village for business, leisure, holiday time and diving, a very quiet place with excellent restaurants and bars, well known for its lively atmosphere. The Hotel, the most beautiful and older square in Praia do Tofo, is just at 22 seconds walking distance to the beach and a 20 minutes drive to Inhambane Airport (INH).

## FACILITIES

The Hotel has an elegant and modern design, standing out from the surrounding environment for its simplicity of lines and decoration. It offers its guests and clients a privileged view over Praia do Tofo, pleasant and comfortable living areas, both indoors and outdoors, bar service, terrace / deck, restaurant, sun loungers and outdoor shower for those arriving from the beach, air-conditioned and spacious rooms, all with private bathrooms.

- 13 rooms (18 to 36 m<sup>2</sup>)
- 4 Standard Non-Sea View rooms
- 4 Standard Sea View rooms
- 3 Deluxe Sea View rooms, with private veranda
- 2 Executive Sea View rooms, with private veranda
- Restaurant & Bar
- Terrace, Beach Deck & Beach Floor
- Massage Terrace
- Reception & Lounge
- Outstanding Conference Facilities/could be used for commercial area
- Offices
- Underground Floor (empty)
- Laundry Room / Storehouse / Workshop / Staff Facilities

All rooms are equipped with A/C and have an ensuite bathroom. Also, each room has an individual boiler for heating the water for the bathrooms. The beds have Molaflex Lx Sense mattresses

### RESTAURANT & BAR - 100m<sup>2</sup>+ 64m<sup>2</sup>

The Restaurant & Bar are facing the Indian Ocean, and both have direct access to the terrace, through glass doors that can be closed or wide open, depending on the weather.

The kitchen is 99m<sup>2</sup> and is equipped with - food-grade stainless steel

### TERRACE, BEACH DECK & BEACH FLOOR

Accessible from the Restaurant & Bar and also by the beach, the exterior of the building that faces the sea has 3 interconnected spaces: the Terrace, right outside the Restaurant & Bar, the Beach Deck, which is a level lower than the Terrace, and the Beach Floor, which is right on the sand of the beach. The sea is just a few meters away, depending on the tides.

### MESSAGE TERRACE - 35m<sup>2</sup>

On the first floor, at the end of the corridor of the Standard rooms, there is an outdoor Massage Terrace, with a shower. This terrace can also be accessed by a staircase at the back of the hotel.

### RECEPTION & LOUNGE - 100 m<sup>2</sup>

At the main entrance, there is the Reception counter desk and a comfortable Lounge, where guests can seat, read and/or access the internet (wi-fi). There are two restrooms that serve the Lounge and the Restaurant & Bar.

### CONFERENCE FACILITIES

The Conference Room is approx. 110m<sup>2</sup> and has a capacity for 70 seated participants, includes wi-fi internet, data show and white screen for projection, as well as a pulpit and 4 A/C, three of them with 24.000 BTU and the other one with 18.000 BTU. Possible to turn this space into a commercial area, as it is facing the main street / square of Tofo

### UNDERGROUND FLOOR - 54m<sup>2</sup>

On the underground floor, there is a spacious room with an independent entrance (next to the main entrance to the Hotel) that is also linked to the Lobby by a staircase. This room is perfect for a SPA, a Gym, or a Night Club.

### LAUNDRY ROOM - 13m<sup>2</sup>

### MAINTENANCE WORKSHOP - 12 m<sup>2</sup>

### STOREHOUSES (2)

### STAFF FACILITIES

### GENERATORS (2)

The Hotel has two generators to keep the services going whenever there is a short or lack of energy supply in town: