

Ref: G0076

Stunning Boutique Hotel at the Villarrica Lake

**2,200,000
EUR**



Investment type : For sale

Property type : Hotel

Bedrooms : 16

Restaurants : 1

Hotel area : 1400

Price in Euros : 2,200,000 EUR

Price in US Dollars : 2,471,910 USD

Country : Chile

Year built : 2013

Condition : Turnkey

- ✓ Bar
- ✓ Room minibars
- ✓ Reception
- ✓ Exterior swimming pool

- ✓ Basement
- ✓ Exterior dining
- ✓ Safes
- ✓ WiFi

- ✓ Lifts
- ✓ Onsite parking
- ✓ Security installations
- ✓ Internet in rooms

- ✓ Security cameras
- ✓ Private quarters
- ✓ Acoustic insulation



This impressive hotel was built in 2013 on an area of 665 m². The total area of the building of 1,400 m² is distributed over 5 floors. In the underground garage there are 7 parking spaces for cars and 2 storage rooms.

Brief description

Entrance area with reception, waiting room and dining room for up to 30 people.

16 spacious rooms on two floors, heated and air conditioned.

Equipped bar and function room for up to 30 people.

Large terrace with stunning view. Outdoor swimming pool 3m x 9m.

The construction of the hotel is visually very appealing and designed for durability. The arrangement of the rooms in individual bays guarantees the greatest possible privacy. The terrace on the top floor invites you to relax with its magnificent view of the lake and the Villarrica volcano. The interior has been furnished with native woods, among others.

The location of the hotel is extremely attractive, being just a few steps away from the famous *Costanera de Villarrica*.

During the summer there are numerous activities, such as cultural, artistic and sports events.

This makes it interesting not only as a hotel business, but also as a real estate investment.

The second and third floors each contain the following rooms:

• 4 Superior rooms with lake and volcano view, super king bed and private bathroom with bathtub. Each room is equipped with a minibar, safe, air conditioning and digital TV.

• 3 Standard rooms with lake view, king size bed and private bathroom with bathtub. Each room is equipped with a minibar, safe, air conditioning and digital TV.

• 1 Junior room with king size bed, backyard view and private bathroom. The room is equipped with a minibar, safe and digital TV.

The dining room on the ground floor is equipped with Thonet chairs and tables and can accommodate 30 people to have breakfast at the same time.

Reception and waiting room on the ground floor for check-in with comfortable chairs and armchairs for guests.

On the fourth floor there are a fully equipped bar and a function room with 30 seats. The hotel has a commercial liquor license.

From there you have access to a panoramic terrace with a magnificent view of the lake and the Villarrica volcano.

Other important details:

• **Reception**, lounge, dining room with Thonet chairs and tables, with a capacity of up to 30 people, toilets for guests, staff accommodation, lockers for staff, pantry, laundry, washing machine and dryer, laundry drying room and room for changing staff.

• **Boiler room** (2 boilers) Orland Super (Czechoslovak) wood boilers, power 60 kW each with a water tank of 2500 liters each, for hot water and heating of the entire building.

• **Kitchen:** 1 refrigerator, 2 freezers, 1 vicicooler, Maigas stove, electric ovens, microwave oven. Coffee makers, hot water tanks, crockery and cutlery for 35 people.

• **ORONA brand elevator** from the basement to the 4th floor, where the terrace is located.

• **Outdoor swimming pool** on the second floor with cold water, 3 m wide, 9 m long and 1.40 m deep.

• **Terrace and deck chairs**

• **Sprinkler system** inside the building on each floor.

• **Smoke detectors** in hallways and rooms.

• **Security cameras**

• **Power generator** in case of power failure, automatic.

• **Solar energy:** 20 solar panels to heat the water

• **Underground carpark:** 7 cars

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