

Ref: P 25330

## 2\* Hotel with rooftop pool under construction in the center Cordoba

**13,000,000 EUR**



<b>Investment type :</b>	For sale	<b>Price in Euros :</b>	13,000,000 EUR	<b>Country :</b>	Spain
<b>Property type :</b>	Hotel	<b>Price in US Dollars :</b>	13,402,062 USD	<b>Year built :</b>	2026
<b>Bedrooms :</b>	72			<b>Condition :</b>	Project stage
<b>Restaurants :</b>	1				
<b>Hotel area :</b>					

We present an exceptional investment opportunity: a 2-star hotel under construction that enjoys a privileged location in Córdoba, strategically situated between the historic Mosque and the emblematic Roman Bridge. This project stands out for its comprehensive renovation with approved licenses and plans, guaranteeing a luxurious and contemporary experience for its future guests. The hotel will feature 72 double rooms, an impressive main lobby with a spiral staircase, two Cordoban-style interior courtyards, and swimming pools on both the ground and rooftop floors. Complementing its appeal, it will have a restaurant and a welcoming outdoor terrace in Plaza Canónigo Torres Molina. Scheduled to open in 2026, this hotel promises immediate profitability upon completion, backed by a 25-year lease (with a 10-year mandatory lease) and an attractive annual rent of €830,000. The investment is also secured by a parent company guarantee and a one-year bank guarantee. In addition, the project is in the process of obtaining BREEAM "Very Good" certification, which underscores its commitment to sustainability.

PRICE 13 M Euro turnkey + 3 % buyers fee