

Ref: P24096

4* Hotel with 80 rooms and operator in Barcelona

**32,000,00
0 EUR**



Investment type :	For sale	Price in Euros :	32,000,000 EUR	Country :	Spain
Property type :	Hotel	Price in US Dollars :	32,989,691 USD	Condition :	Turnkey
Bedrooms :	80				
Restaurants :	1				
Hotel area :	4736				

Modern 4-star hotel strategically located between Les Corts and Sants, two charming neighborhoods with a wide range of shops and restaurants. It is five minutes from Sants station, Barcelona's central transportation hub, connecting the city nationally and internationally. It is also close to Carrer Tarragona, which allows guests to reach Plaça Espanya and the Fira de Barcelona, where major conferences are held, in less than 15 minutes.

- Built area: 4,736 m²
 - Plot area: 500 m²
 - Floors: Ground floor with mezzanine + 3 first floor + main floor + roof floor.
 - Rooms: 80 with private bathroom (60 doubles and 20 singles).
 - Services: Restaurant with terrace, bar, parking, and meeting and event rooms.
 - Price per room: €400,000/room.
 - Sold with operator (contract signed January 2023-2040).
 - Guaranteed annual rent for 2023 and 2024: €1,000,000 + variable (total rents collected 2024 - €1,300,000).
 - Guaranteed annual rent for 2025: €1,050,000 + variable.
 - Guarantees: €140,000 deposit + Bank Guarantee (€1M) + Personal Guarantee.
 - Total renovation and refurbishment by the tenant in 2023 for approximately €3M
- PRICE 32 M Euro + 3 % buyers fee