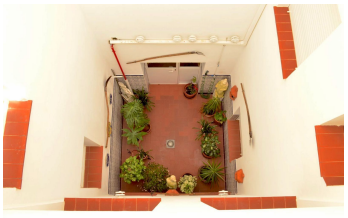
ALL IN real estates








Commercial in Pueblo Nuevo de Guadiaro

Bedrooms	Bathrooms	Built	Terrace
22	**23**	**1268m2**	**300m2**

R5219584	**Commercial**	**Pueblo Nuevo de Guadiaro**	**1.290.000€**

Acquisition Opportunity: Freehold Building with Hostel License A unique opportunity to take over a building, with a hostel license (22 rooms for 43 PAX, all with ensuite bathrooms) and owner's accommodation, cafeteria and independent additional commercial premises in the basement with own entrance on street level. The hostel part of the building has been completely refurbished and is fully licensed to all regulations and norms to date, including all access, energy savings, fire and security norms. The business is ready to be opened and with the license updated to date, to all latest regulations and norms, including 10,000-liter drinking water deposit as backup in case of water supply shortage from the mains; 800 Kgs deposit of butane gas, solar panels for hot water with 1,000-liter capacity and hot water deposits of an additional 1,000-liter capacity. All doors to the rooms and building are also conform to the latest fire regulations E12-60 and operate with key access cards. The hostel is brand new with new bedrooms, bathrooms, furniture, decoration, electrical installations, A/C and heating, fire extinguisher system, water tank supplies, key cards, LED lighting and much more. On the ground floor (built: 431 m2), there is a spacious reception area, lobby, waiting area, storage area, back office, salon, bar and cafeteria with small kitchen and 7 rooms, including 1 fully fitted for disabled access. On the first floor (built: 431 m2), there are 15 additional rooms, one of which is a small self-contained apartment that serves as

owner's accommodation. On the roof top (built: 38 m2), there is the laundry area, machines area and a spacious open area with potential for expansion as a rooftop terrace, spa or wellness area or meditation and Yoga retreat. There is also a basement (built: 431 m2), ?currently ?with ?tenant ?on ?a yearly lease. ?Ideal ?for all types of businesses ?(ideal for ?supermarket, offices, ?spa, ?wellness center…) as it ?has ?a ?separate ?entrance ?on ?street ?level.