

## Top Investment in Ibiza San Antonio



**Price: 3.000.000 €**

### GENERAL INFORMATION

Category:	Hotel	Area:	San Antonio De Portmany
Location:	San Antonio	N. Bathroom:	31
N. Bedroom:	31 = 70 Bed	M <sup>2</sup> Inside:	1462m <sup>2</sup>
M <sup>2</sup> Property:	755		

### DESCRIPTION

Hotel located in a quiet just 5 minutes from the beach of Cala Gració, less than 10 minutes from downtown San Antonio and 15 minutes from the harbor.

The reference building consists of two blocks, connected with each other, divided into four levels (mezzanine, ground floor, first floor and second floor) and in the middle the pool is ready. The hotel works very well and makes good profit.

It consists of a total of 31 apartments, whose distribution is as follows:

\* Ground floor 494.14 m2 floor area:

5 apartments for two people

2 apartments for 6

\* First floor 493.30 m2 built:

12 apartments for two people

\* Second floor floor area of 485.42 m2:

12 apartments for two people

To these apartments are accessed by a single common entrance on the ground floor, where it has a reception and lounge.

In total the total floor area amounts to 1.462.82 m2, and the estate has the exclusive and private use of land Procyon additional 755.27m2. All apartments have outdoor balconies, kitchenette and bathroom (toilet, bidet, washbasin and bath) All this is reflected on the attached drawings.

## QUALITIES YEQUIPAMIENTO (1)

The construction is made of reinforced concrete structure and closing block vibrated concrete, coated on both sides:

- Concrete pillars 30x30cm
- Forjados 30cm, unidirectional reinforced concrete and concrete slab
- Closures concrete block of 20 cm. Of thickness
- concrete block partitions 20 cm. Of thickness.
- Natural ventilation in the premises.

The building has diameter 41/43 rush to the General Network supply the municipality has its own water tank of 40m<sup>3</sup>, with sufficient capacity to ensure superior to 200litros / person / day flow, by two groups of drive.

The mezzanine floor also offers:

- Laundry
  - boiler room
  - engine room pool
  - toolshed
  - bathrooms
- Another common area pool installation in the building: fire pump, pool pumps, pressure group drinking water, boiler ACS gas, gas tank buried 4,000 liters All this is reflected in the next shot

The apartments and common areas (reception, entrance hall, terrace pool) are fully furnished and equipped. Pine woodwork, flooring and porcelain tiles.

Fixed installation.

Air-conditioned and equipped with heating preinstallation. Emergency lighting and signaling.

## USES AND LICENSING

Building with all licenses for the development of the activity of apartments for tourist use (hosting customers on the premises prepared for it). Legalization A-PM1976 of 31 housing units and 64 seats, corresponding to

- 2 units of type A (with two beds in bedroom and 1 convertible)
  - 29 units of type E (with two-seater convertible)
- Horizontal Division that gives use also as individual housing units.













