

Seller Profile**CONFIDENTIAL**

Real Estate Acquisition Opportunity

***FIVE STARS HOTEL IN NORTH-ITALY***

**Business Description:** the five stars Hotel is located in a famous Thermal Area, in North Italy. Its proximity to Venice, one of the most beautiful cities in the world and also to many touristic attractiveness guarantees a high quality investment.

**Details about the property:**

The hotel is recognised as a classified 5 star structure, consisting of 134 rooms with bath providing sleeping accommodation for 221 persons. The rooms consist of 54 single rooms, 66 double rooms, 10 suites and 4 junior suites, as defined by the municipal authorisation. All rooms contain the highest quality furnishings.

All premises are air-conditioned with piping and/or localized machines, in particular the heating is provided through a heat exchanger which utilizes the thermal water coming from the subsoil.

The structure was built in 1966-1967 and over the years was subject to various renovations such as swimming pools, room enlarging and redecorating, gym area, kitchens, halls and concerts.

The total developed volume is that of 32,762 metres cubed above ground, on a 14,648 metres squared lot, an uncovered parking lot for 90 cars and a garage with 15 spaces.

The property is classified with a development index of 4 metres cubed/1 metre squared.

***Prduction Data***

The sales average of € 5,400,000 per year is divided into 80% in Hotel sales and 20% in therapy and treatment sales. The overnight stays amount to about 35,000 per year and the visitors to 10,000. The staff consists on average of 72 persons, 60 of whom are occupied in the hotel and 12 in the therapy department.

**The Transaction:** Majority interest or full purchase is available.

**Financial Information:** available on request.

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