

## 11 sovrum Radhus till salu i Granada, Granada

1.600.000€



Beautifully renovated four-storey house arranged around typical Andaluz patio with a modern lift giving access to the upper floors.

The house has all necessary licences and consists of nine separate letting units: 2 two-bedroomed, 3 one bedroomed and 4 studios, all equipped with bathrooms and kitchens.

The renovation of the building has been carried out to a very high standard with original elements retained wherever possible. All of the fittings have been designed and made especially for the property and traditional Mudejar techniques can be seen in the decoration of the wooden ceilings.

The property backs on to the 11th Century Ziri walls that surrounded the old Albayzín. Access to the walls has been retained via glass panels and doors.

Each letting unit has air-conditioning and all rooms have central heating.

On the ground floor there is an attractive reception area with office, storage rooms and machine room which houses the central heating boiler and fuel storage.

On the third floor there is a glass fronted seating area with spectacular views of the Alhambra. This room gives access to the roof terrace with 270° views of the Alhambra, the Albayzín and the city.



















The property has an excellent letting record with high occupancy levels.

Ownership is in the name of a limited company and it will be possible to acquire the shares in this company obviating the need for a change to any of the licences and services.

The price includes all furniture and equipment.

All main services: electricity, water, telephone and internet are connected.

The property is only three minutes walking distance from the city centre yet is very quiet and peaceful.

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|  11 sovrum                     |  11 badrum              |  450m <sup>2</sup> Bygg storlek |
|  132m <sup>2</sup> Tomtstorlek |  Tranquil Location      |  Enclosed Patio                 |
|  Roof Terrace                  |  Close To All Amenities |  Central Heating                |
|  Currently Run As B & B        |  Fully Fitted Kitchen   |  Wooden Beams                   |
|  Furnished                     |  Air Conditioning       |  Alhambra Views                 |
|  Albayzin Views                |  Renovated              |  Good Rental Potential          |