

## Landa till salu i Huércal-Overa, Almería

350.000€



PLOT FOR SALE FOR A SMALL HOTEL PROJECTED IN HUÉRCAL-OVERA (ALMERIA)!!! Huércal Overa, the most important town in Levante Almería, mainly for services, with its almost 20,000 inhabitants, is completely devoid of hotels. Strategically located in the north of Andalusia, it is the last town of this, bordering Murcia, which means a large influx of visitors, merchants and people passing through. Here we want to offer you this great business opportunity to develop this small and elegant hotel just off the A7 motorway. Located next to two large supermarkets: Lidl and Mercadona, and in front of the new direct connection to the Huércal Overa Hospital, thus making the hotel a new possibility of accommodation close to it. In addition, it is located a few meters from the Huércal Overa Bus Station. Everything is designed to be a three-star hotel, small but cozy; with 33 rooms and with attention to detail, finishes and basic requirements, all in top quality. It will be made up (subject to possible changes if deemed necessary) of a basement and semi-basement as well as three floors where the reception, small dining room and bedrooms will be installed. The project is 15 years old (pending some renovations) it complies with the regulations for a 4-star hotel. Due to the building regulations approved by the city council, it would have a higher height than the rest of the buildings, so its view both inside and outside would be a factor to take into account. The site or plot has paid the tourist activity license. "The services that the plot has are: "water supply Electrical Supply Telephony telecommunications Garbage collection" Environmental and health services "Energy saving and thermal isolation Accessibility noise protection" Square meters that we have "Solar area: 773.50m<sup>2</sup> Occupancy: 72.69% Around 545m<sup>2</sup> can be built on each basement, semi-basement and ground floor, as well as around 380m<sup>2</sup> on the first, second and third floors. As an important annex, it should be noted that there is the possibility of acquiring another adjoining plot of land to expand the hotel facilities of about 1,500 m<sup>2</sup> for development for €200,000.

🛏 0 sovrum

🚿 0 badrum

🏠 557m<sup>2</sup> Bygg storlek

📏 773m<sup>2</sup> Tomtstorlek