



ESTATE
BARCELONA

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Hotel N°21129 Barcelona. Surroundings

PRICE

2 800 000 €

SQUARE

1250M2

PROFITABILITY

%

ANNUAL INCOME

€

The six-story modern hotel is located in the Cerdanya region (province of Catalonia, Spain), near Andorra ski resorts and the largest ski resort in Catalonia "La Molina", which is only 1.5 hours from Barcelona and 15 minutes from the hotel .

At the ski resort "La Molina" there are 12 largest schools for skiing and snowboarding. The well-known cross-country ski route is 5 minutes from the hotel in the village of Lles de Cerdanya.

The hotel works all year round. Excellent occupancy. In winter, the hotel is used by tourists lovers of winter sports such as running and mountain skiing, snowboarding, and





in the summer lovers led by sports and hiking around the mountainous area. Near the hotel in the warm season, various sporting events are regularly held: marathons, cycling. In the fall passes the exhibition of horses.

Designer repair and capital reconstruction of the hotel were made in 2017, with an investment of more than 750.000 euros.

Hotel:

- consists of 20 deluxe numbers, each of which has a chic view from the window. Five rooms of several categories on each floor, high-quality finish, expensive furniture and excellent noise and heat isolation.
- Total area is: 1.250 sq.m.
- Receptionist, luggage storage, warehouse and kitchen for the summer terrace are located on the first floor. A restaurant with a capacity of 70 people and a perfectly equipped kitchen are located on the second floor of the hotel and have a separate entrance from the street. Also, the restaurant rises an elevator and a staircase with a reception. In the summer, a summer terrace is used, which is in great demand in sunny days, where there are 12 additional tables. The chef is a restaurant, specializes in traditional Catalan cuisine and changes the menu depending on the season. This restaurant is very popular among travelers heading from Barcelona to Andorra and La Molina for many years.
- opposite the hotel outdoor free parking for hotel customers with electric vehicle charging station.
- In a nearby building, underground parking 300 sq.m. which is surrendered to local residents for rent, and in the snow period is as very popular from the hotel guests.
- Sports complex of the municipality in which there is a large swimming pool, is used by agreement with the city of the city by the hotel's customers for a symbolic fee.

The hotel is perfectly filled. 80% of hotel customers are regular customers from Barcelona.

Hotel reserve is organized through their own website of the Casamoma.com hotel, as well as through Booking.com, Expedia.com, Hotels.com and other famous booking systems. The booking process is adjusted automatically and requires minimal staff participation. The hotel has a high rating on Booking.com - 8.4 points out of 10 possible. The organization of the hotel and its control leads the manager - a receptionist living in a nearby building with a hotel. All hotel staff, and this is only 6 people living in the city where the hotel is located. This hotel has been known for over 70 years, it is located on the most popular road on the way to Andorra from Barcelona and the La Molina ski resort.

Exclusive repair and interior in the hotel, high level of staff service, mountain landscapes, popular among the Spaniards Active sports and a previously known restaurant, in which he began his career Chef and teacher now known in the whole world Chef Ferran Adrian - El BOIX de la CERDANYA, give their fruits.

This is a year-round business that is easy to manage, as it has already been adjusted and has its regular customers and a well-coordinated team of employees. The hotel has a modern video surveillance system, all information from public zones is displayed on the owner's smartphone. The participation of the owner in management can be minimal, similar to rental business. Presence in the hotel is practically required.