

Ref: G0114

## Lovely Boutique Country Hotel & Retreat

**2,400,000  
EUR**



<b>Investment type :</b>	For sale	<b>Price in Euros :</b>	2,400,000 EUR	<b>Country :</b>	Greece
<b>Property type :</b>	Hotel	<b>Price in US Dollars :</b>	2,474,227 USD	<b>Year built :</b>	2009
<b>Bedrooms :</b>	14	<b>Condition :</b>	Turnkey		
<b>Restaurants :</b>	2				
<b>Hotel area :</b>	1152				

The operation of the hotel started in 2009. The hotel is 4 stars and has also been certified by the Hellenic Chamber of Hotels (HCL) as a Boutique Hotel.

It is located at Pyrgiotika of Nafplio, 8.5km distance from the port of Nafplio, within an orange grove and on top of a hill. It has panoramic views of the Argolic countryside and in the distance the Argolic gulf. The hotel's distances from the most important points of interest in the wider area of Argolis prefecture and from the airports of Athens and Kalamata are as follows:

- Archaeological site of Epidaurus, 22 km.
- Archaeological site of Mycenae, 26 km.
- Archaeological site of Tiryns, 11 km.
- Archaeological site of Argos, 19 km.
- Athens International Airport "E-mail Venizelos", 172 km. - Kalamata International Airport, 145 km.

The hotel has been built in harmony with the environment, on a privately owned field with a total area of 7,040.40 sq.m., while its total construction area to date amounts to 1,152.24 sq.m. and includes 10 standard double rooms of 27 sq.m. each, 1 superior double room of 27 sq.m., 1 triple/disabled accessible room of 40 sq.m. and 1 two-room independent apartment of 85 sq.m., and has a total capacity of 29 beds.

It also includes a reception, a living room/lobby, a cafe/bar with a total capacity of 70 people (20 inside and 50 outside), a restaurant with a total capacity of 100 people (44 inside and 56 outside) and a basement of 207.76 sq.m.

The external areas of the hotel amount to 1,015.00 sq.m. and include, among other things, an outdoor swimming pool of 105 sq.m., parking space for 15 cars and gardens. All areas of the hotel are fully accessible for people with mobility problems or on a wheelchair.

The energy needs of the hotel are met with electricity from the DEDIE network as well as LPG (an LPG storage facility has been built), while the water needs are met from the DEYAN network. The unit's urban wastewater is channeled to the privately owned organic treatment facility, which covers the needs of 40 people.

All the hotel's facilities are fully licensed / legalized by the competent authorities, while there is still the possibility of building additional building facilities with a total size of 255.84 sq.m. within the field of the unit. If needed there is a ready plan for these building facilities.

The hotel's license is for continuous year round, 12 months operation.

