

## Boutique Hotel wine domain with huge development potential in Catalonia

Ref: G0125

**Enquire**



**Investment type :** For sale

**Country :** Spain

**Property type :** Hotel

**Condition :** Turnkey

**Bedrooms :** 42

**Restaurants :** 1

**Hotel area :**

This could be turned into a world-class wine resort, and propose some unique selling points (USPs) that would attract wine enthusiasts from around the world.

The estate is ideally located amidst picturesque vineyards and in close proximity to some of Spain's most interesting wine regions like Priorat and Montsant. Additionally, the property has a rich history of wine-making, and the main mansion is perfectly suited to be transformed into a "Wine Chateau."

This is a rural resort and housing estate in the Tarragona Province in southern Catalonia, Spain. This unique investment opportunity consist of a 17th century manor house, a boutique hotel, tourist apartments, walled courtyards, forests, vineyards and a licensed development project for private villas and additional tourist apartments. In total it consists of 144 hectares of prime real estate and a tourist business. in operation.

The estate has a beautiful and secluded location still conveniently connected to the AP-7 motorway with Barcelona at less than an hour's drive, and access to the AP-2 towards Lérida/Lleida, Zaragoza and Madrid at only 15 km. In a radius of around 25 km are the cities of Tarragona, Valls and Reus, as well as Reus Airport and access to the high-speed train AVE in Camp de Tarragona.

At only 14 km from the beautiful beaches of Costa Dorada, the Golden Coast, and the picturesque villages of Altafulla and Torredembarra, this is an ideal holiday destination.

Total area: 1,440,000m<sup>2</sup> (144 ha) Constructed area: 5,469m<sup>2</sup>

Urban area: 70,200m<sup>2</sup> (including resort) Agricultural land and forest: ??? Urbanization: 28,777m<sup>2</sup>

New constructions (footprint): 8,882m<sup>2</sup> Development Projects

Extension of the existing hotel to create a 30+ room boutique hotel

Urbanization plan for 38 additional tourist apartments, resulting in a total of 69 apartments.

Approved plan for 30 villas with private pools and gardens. License for additional development a possibility.

Manor house with 9 bedrooms

Boutique hotel has 11 bedrooms, can be extended with another 20 rooms

Blocks of apartments 8 + 10 + 2 + 4

Large event & wedding facilities

Restaurant, wine museum & caves, Chapel, warehouse

**Full investment brochure on request.**

