

Ref: G204

## Fantastic Caribbean B&B with 10 bedrooms

**1,450,000  
USD**



**Investment type :** For sale

**Property type :** B&B

**Bedrooms :** 10

**Restaurants :** 1

**Hotel area :**

**Price in Euros :** 1,348,500 EUR

**Price in US Dollars :** 1,450,000 USD

**Country :** Saint Lucia

**Condition :** Turnkey

- ✓ Bar
- ✓ Onsite parking
- ✓ Exterior swimming pool
- ✓ Garden
- ✓ Private quarters
- ✓ WiFi
- ✓ Room minibars
- ✓ Reception
- ✓ Exterior dining
- ✓ Safes

### Business:

The Inn is owned by a locally registered company that is in turn owned by an IBC. This will in case of a sale allow for easy and swift share transfers.

Its currently owner operated with 1 part-time and 4 full-time employees when fully occupied. It further presents and opportunity for expansion by 16 additional rooms to a luxury boutique resort or possibly 4-8 luxury apartments for rent or sale.

### Info:

The resort is a 10 bedroom villa / hotel in Cap Estate located on 32 600 square feet of land overlooking the Caribbean Sea to the north of the island. It is one of only four resorts in the villa development, and only 1 minute from the islands only 18 holes championship golf course.

The business is in very good standing and fully operational. All 10 bedrooms with en-suite bathrooms, restaurant, kitchen, massage pyramid, pool, lounge and bar are in very good condition. It is presently operated as a hotel with the option to book the entire resort for wedding parties, family reunions, special interest groups, etc. This has proven to be very successful and will continue with a number of future reservations already on the books. It has benefitted through steadily growing revenue from especially destination wedding groups that enjoy the idea of having their own private villa with all the services of a resort. It is not uncommon to have large wedding gatherings of up to 40 and 50 guests with guests staying in additional villas nearby. Guests have the option of using the facilities of some hotels nearby.

