

Ref: K88

## Boutique Hotel Project 30km from Barcelona

**900,000  
EUR**



**Investment type :** For sale

**Price in Euros :** 900,000 EUR

**Country :** Spain

**Property type :** Hotel

**Price in US Dollars :** 927,835 USD

**Location :** Alt Penedès

**Bedrooms :** 12

**Condition :** Project stage

**Restaurants :** 1

**Hotel area :** 456

Noucentista architectural style villa built between 1930 and 1932, with the projects and licenses approved and paid for, to rehabilitate and convert it into a beautiful boutique hotel with 12 rooms with bathrooms, 1 master suite, restaurant for 50 diners, spa, hydrotherapy, garden with swimming pool, relaxation area, 18 parking spaces and room for celebrations and company events. It has a magnificent direct frontal view of the Montserrat mountain, the vineyards and the cultivated fields typical of the temperate Mediterranean climate of the area. The rehabilitation respects the construction style of the house, combining the oldest elements with the most contemporary.

Originally the villa had 456 m2 on 3 floors built on an 846 m2 plot, which after the rehabilitation will grow to 1,164 m2 on 4 floors on a 1,762 m2 plot.

The villa is located in the residential area of the municipality of Gelida, 28 km from the center of Barcelona, with which it is perfectly connected by highway and train. Gelida is the first town in the Alt Penedès region, famous in the world for its wine production (wine, cava, and spirits).

The activity of the hotel and restaurant can be complemented with the practice of golf (just 5 km away), tasting of local products, hiking trails, haute cuisine courses, electric bicycle rental, guided visits to wineries, wine pairing, etc ...

It is sold in its current state, the interested party must carry out the rehabilitation works.

