

## Hotel to renovate with project of a boutique hotel in the center of Santa Eulalia



**Price: 4.500.000 €**

### GENERAL INFORMATION

Property Ref:	CW-D-A-45	Category:	Land, , Hotel
Location:	Santa Eulalia	Area:	Santa Eulalia
N. Bedroom:	49	N. Bathroom:	49
M <sup>2</sup> Property:	934	M <sup>2</sup> Inside:	



**This property is not for sale until the energy certificate has not been submitted.**

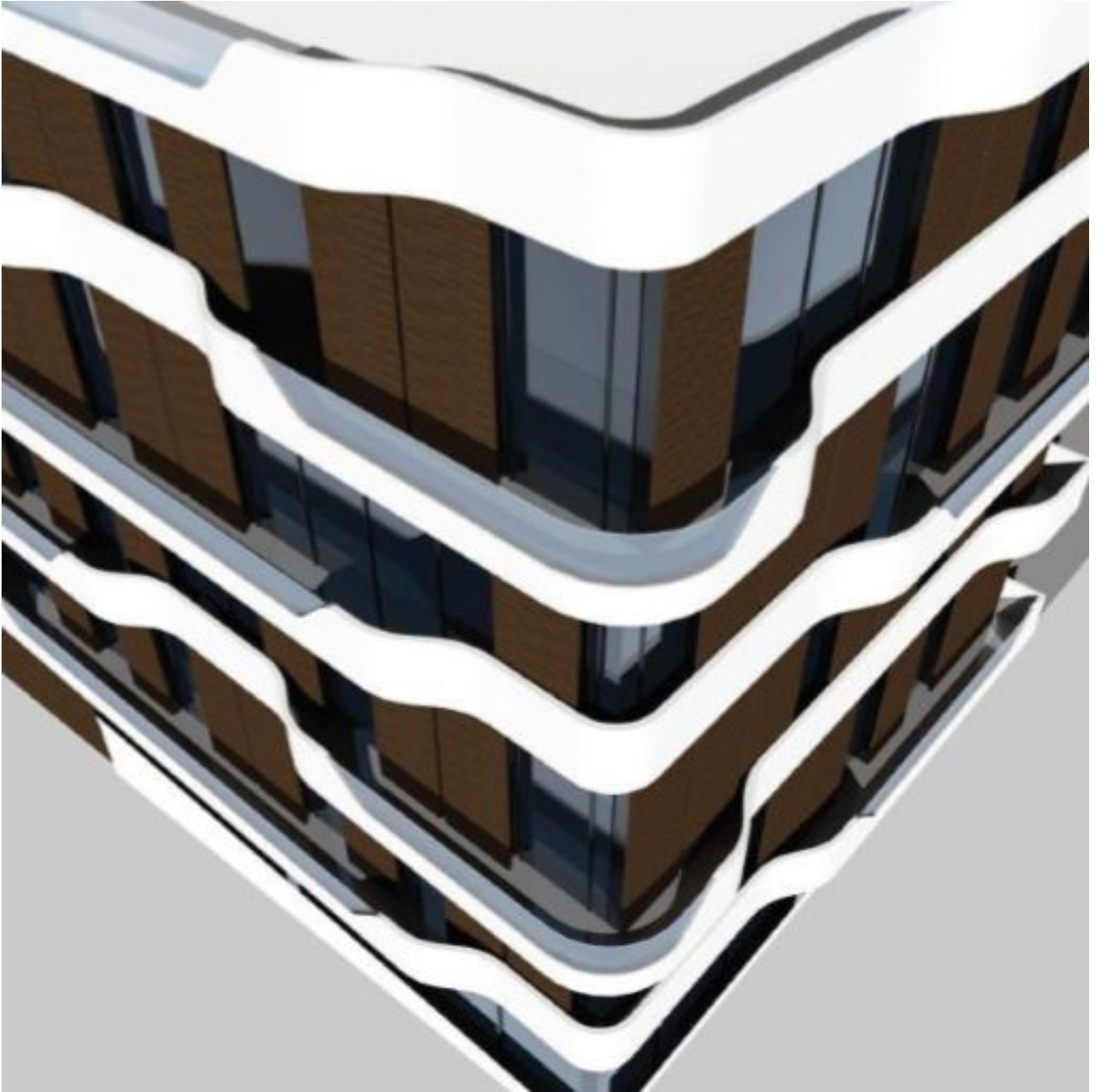
### DESCRIPTION

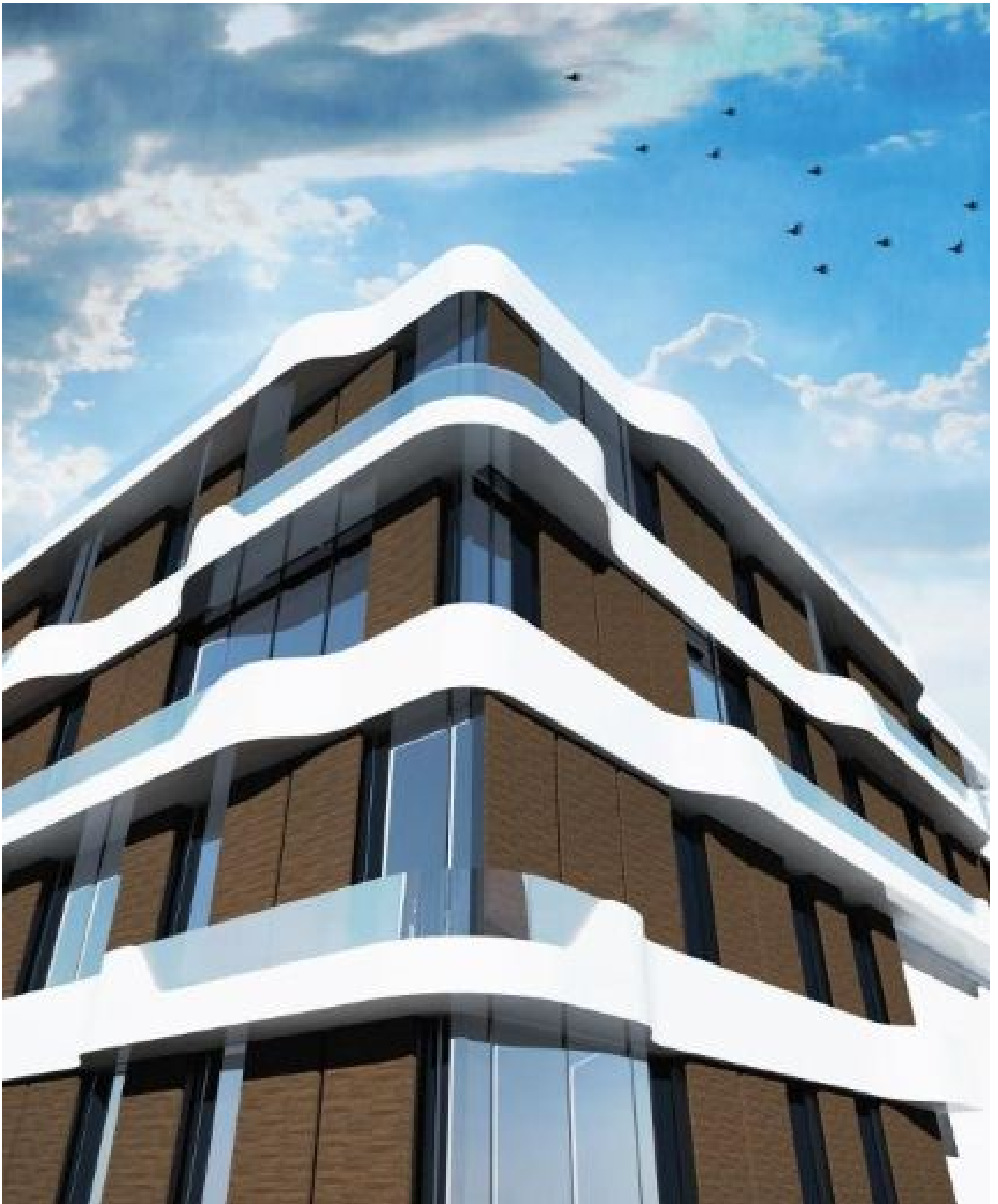
On this property there is already a former hotel, which needs to be completely renovated and can be enlarged in order to offer 49 rooms.

Guests of this hotel can reach the beach, restaurants, bars and shops on foot.

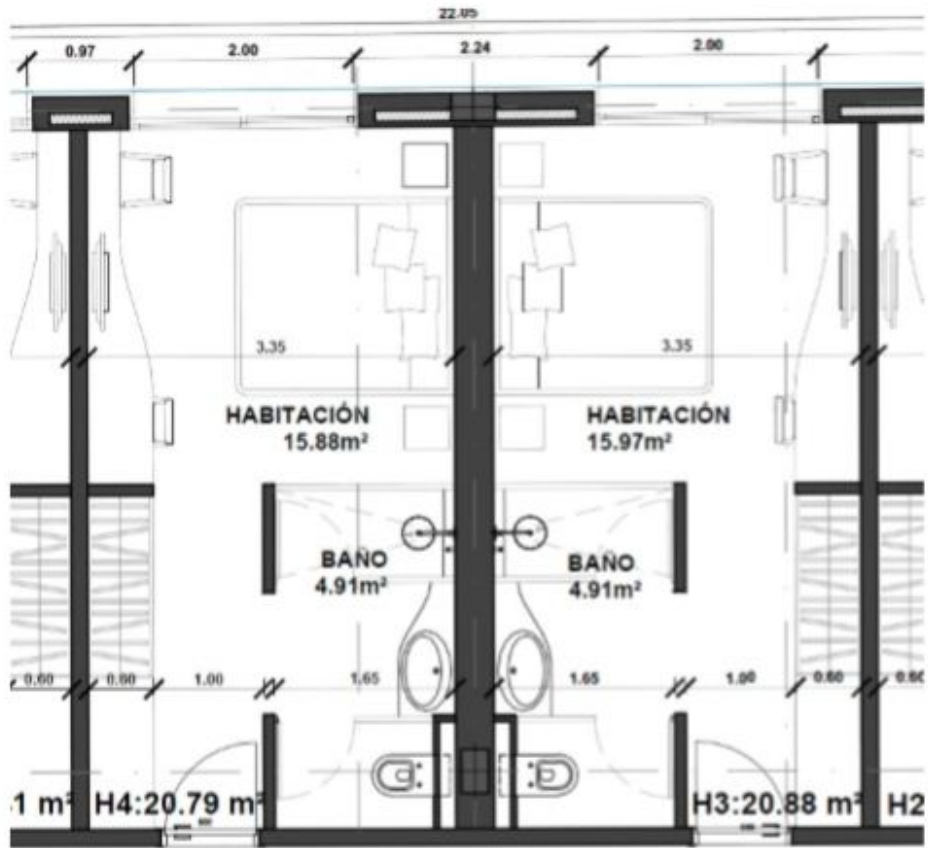
It is an excellent opportunity for investors!  
Please contact your CW Ibiza real estate team for more details.







## ROOMS (TYPE)



SUPERFICIE MÍNIMA DE LA PARCELA	200.00	P1: 274,53 P2: 248,59	m <sup>2</sup>
FRENTE MÍNIMO DE PARCELA	10.00	12.23	m
FONDO MÍNIMO DE PARCELA	10.00	22.05	m
SEPARACIÓN A LINDES	a calle: 0.00 a lindes: 0.00	a calle: 0.00 a lindes: 0.00	m
NÚMERO MÁXIMO DE PLANTAS	PB + 4	PB + 4	
ALTURA MÁXIMA	16.00	15.55	m
ALTURA TOTAL	máximo 3.00 sobre altura máxima	18.80	m
OCUPACIÓN (SEGUN PROFUNDIDAD EDIFICABLE 22m)	P1: 274,53 P2: 248,59	P1: 274,53 P2: 224,05	m <sup>2</sup>
<b>EDIFICABILIDAD (1 m<sup>2</sup> t /m<sup>2</sup> p)</b>	<b>1869.83</b>	<b>1818.14</b>	<b>m<sup>2</sup></b>
Sup. Computable - Planta Sótano		274,5320	m <sup>2</sup>
Sup. Computable - Planta Baja		274.5320	m <sup>2</sup>
Sup. Computable - Planta Primera		264,4047	m <sup>2</sup>
Sup. Computable - Planta Segunda		264.4047	m <sup>2</sup>
Sup. Computable - Planta Tercera		488,3851	m <sup>2</sup>
Sup. Computable - Planta Cuarta		488.3851	m <sup>2</sup>
Sup. Computable - Planta Badalot		38,0234	m <sup>2</sup>
VOLUMEN EDIFICADO MÁXIMO	exempto Hotel ciudad	exempto Hotel ciudad	
PLAZAS DE PARKING MÍNIMAS 6.3.05 y 5.8.03	exempto Hotel ciudad	exempto Hotel ciudad	
INDICE DE INTENSIDAD DE USO TURISTICO 1plaza / 60m <sup>2</sup> de solar excepciones art 6.3.05	exempto Hotel ciudad	46 habitaciones	

## FOOTPRINT (TYPE)

