

REF.:3465

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INTERNATIONAL REALTY

## Hotel for sale in Os de Civis

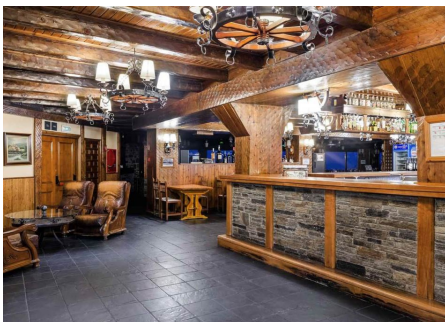
Andorra - Os de Civis

Superficie	Habitaciones	Baños	Precio
4383 m <sup>2</sup>	60	60	14.000.000 €

Contáctenos para recibir más información o solicitar una visita

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Sensational hotel complex for sale in Ós de Civís, in the Alt Urgell region of Lleida. Located just 5 minutes from the Principality of Andorra and with an idyllic location in the middle of the valleys of the Pyrenees, ideal to relax and get away from the hustle and bustle of the big cities. The complex consists of four buildings. The first, with a total constructed area of 3,367 m<sup>2</sup>, is a renovated and expanded building on the original site, and is distributed as follows. On the semi-basement floor there are some rooms and technical rooms, while on the ground floor we find the dining room, with capacity for 298 people, and the hotel's common living rooms. The first and second floors are for bedrooms. In this building we find a total of 44 double rooms, thought in detail from the materials to the furniture to fill them with exclusivity and peace. The second building was built in 1997 in order not to stop the hotel activity while the first renovation and extension works were being carried out on the first building. This second 1,016 m<sup>2</sup> building includes a souvenir shop and the hotel's technical rooms on the ground floor. On the other two floors we find 16 double rooms. Both buildings are interconnected by a covered gallery. The complex also has an old two-storey hut, currently used as a garage and warehouses, with two attached covered spaces for parking. The last building of the complex is a garage for the snow plow machine, of great strategic importance. This cozy complex has an indisputable success also due to its spa, which includes: heated pool, jacuzzi, cold water pool, dry Himalayan salt sauna, hammam, ice cabin, heated loungers and different treatments, such as massages, facials, manicures, etc. An excellent investment opportunity that ensures the influx of clients from the mountains, winter sports and shopping in the Principality, but also clients who seek tranquility and get away from the city.

## Características

- Moblat
- Calefacció
- Ascensor
- Terrassa
- Parking
- Zona verda
- Balcó
- Piscina



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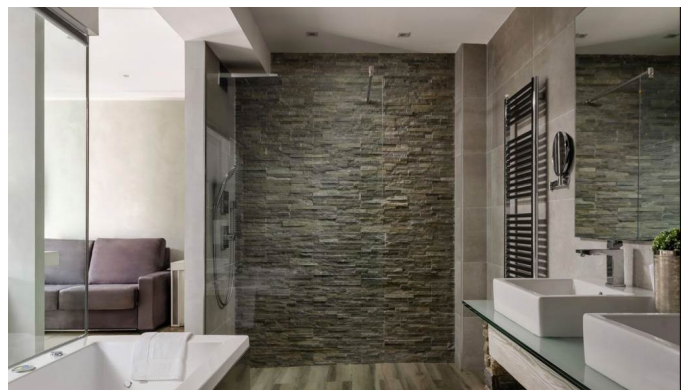
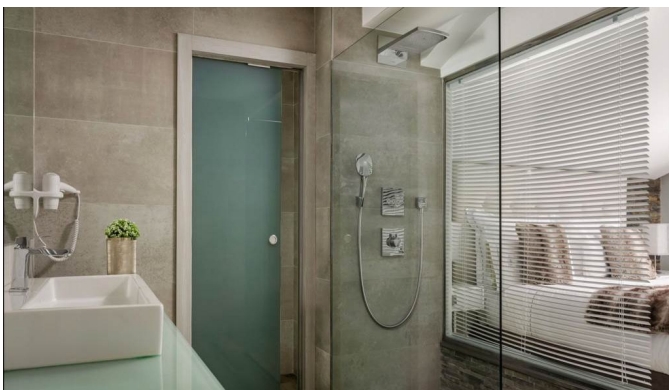
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