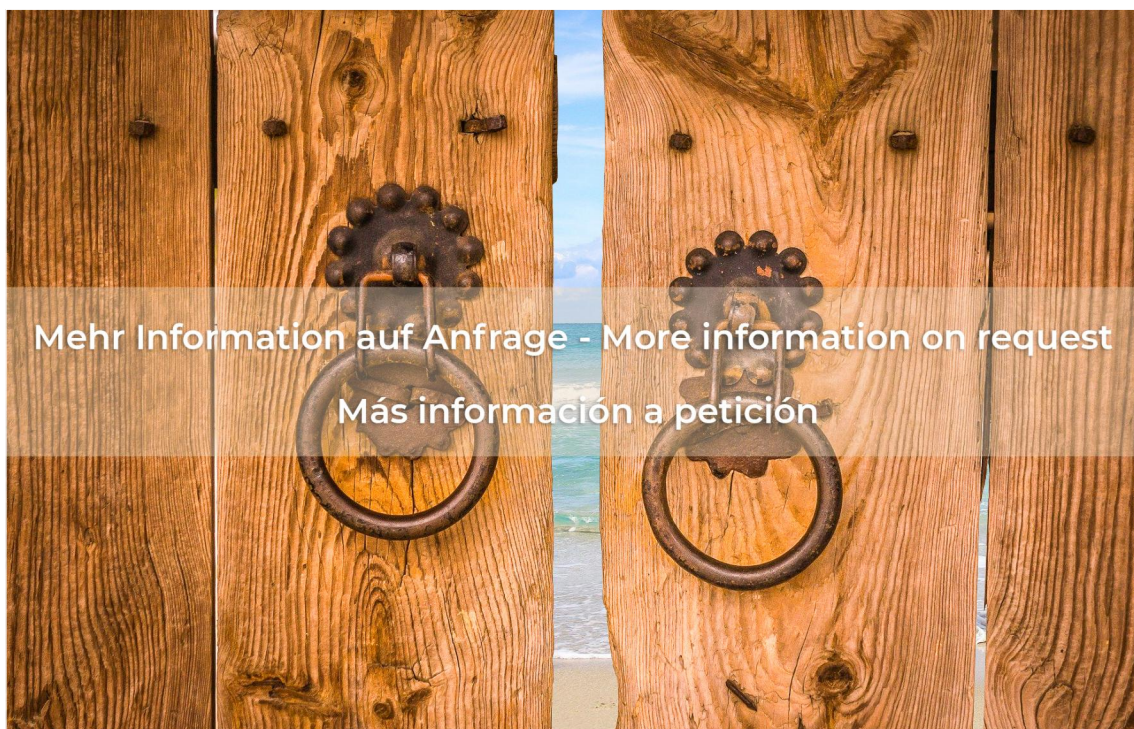


## TOP-maintained three-star hotel in excellent location, 80 double rooms, large pool and many extras

07590 Cala Ratjada (Spanien), Hotel - for sale

CCC-Ref.: A-0039



Total surface area approx.: 2,971 m<sup>2</sup> - Purchase Price: 6,500,000 EUR



TOP-maintained three-star hotel in excellent location, 80 double rooms, large pool and many extras

CCC-Ref.	A-0039
Types of properties	Hostelería, Hotel
Address	07590 Cala Ratjada Mallorca Spanien
Floors in the house	3
Total surface area approx.	2,971 m²
Gastro area approx.	2,800 m²
Plot approx.	1,425 m²
Beds	160
Main energy source	Oil
Year of construction	1967
Last modernisation	2020
State	Partially/fully renovated
Available from	by agreement
Total parking spaces	7
furnished	yes
Area	Local situation
Surroundings	Pharmacy, Doctor, Bus, Shopping facilities, Fitness, Harbour, Hotels, Close to the sea, Close to the beach, Residential complex
Equipment / Characteristics	Abstellraum, Air-conditioned, Badewanne, Dusche, Garten/Gartennutzung, Guest Terrace, Personenaufzug, Swimmingpool
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	6,500,000 EUR

## Object description

Invest in security and growth! Cala Ratjada has been a very popular tourist resort for young and old, families and groups, sun worshippers and sportsmen for decades, with an attractive ambience, wonderful bays, fantastic sandy beaches, shady pine forests, a picturesque harbour, first-class restaurants, boutiques and several discos. Four well-maintained and popular golf courses within a radius of about 10 km, as well as various water sports, also attract holidaymakers all year round. This remarkable, well-established hotel complex with potential holds some very positive surprises! Inviting and bright, very well maintained, completely renovated in 2020, in a central but quiet location and only about 500 m to the sea or the charming harbour with its Mediterranean flair... these are the first positive impressions that immediately win over every visitor. But that is not all! Investors will be surprised by the many possible combinations with other interesting properties in the direct vicinity, which combine this hotel into a unique, profitable complex.

The well-kept hotel in the "three-star" category has 80 comfortable double bedrooms with bathrooms, some are designed as master suites or suites, most offer a view of the pool. Each room is equipped with free Wi-Fi, satellite TV, minibar, safe, air conditioning and hairdryer. Two of the rooms are barrier-free with direct access to the sun terrace and pool. The entrance area with reception and the adjoining lounges are brightly tiled, the furniture discreet and friendly. Functionality and design go hand in hand here. A spacious dining room, some with a view of the pool, a lounge bar and loosely arranged seating groups await the visitor. A large sun terrace around the pool is an interesting alternative to the nearby sandy beach.

A professional kitchen, washrooms with state-of-the-art industrial washing machines and an industrial dryer as well as modern technical facilities stand out positively.

About 10 tour operators in Germany and abroad have been working successfully with this hotel for years, which has an occupancy rate of 80-90% and long-standing regular customers.

The sales price is 6.500.000,- Euro.

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In addition, the offer can be completed with 3 further properties as follows:

1. chalet: air conditioning h/c; kitchen with electrical appliances; rental licence.
2. building in projection: 5 flats (each with 3 bedrooms, bathroom and large lounge); pool has been excavated; building licence available.
3. 2020 completely renovated supermarket with bar (10 seats inside) and small outside terrace with 6 seats; air conditioning; refrigerators and counters.

Total selling price 10.500.000,- Euro

## Equipment

Public electricity and water network; sewage system (this applies to all other buildings as well); air conditioning, hot water by oil burner; reception; lifts; dining room; professionally equipped kitchen and cold chambers; rooms with industrial washing machines and dryers; storage rooms; pool; sun terrace; each room has free wifi, satellite TV, minibar, safe, air conditioning, hairdryer, balcony or terrace; hotel renovated in 2020. Hotel facilities are suitable for year-round use.

Air-conditioned gym with showers and sanitary facilities (rented); free for hotel guests; covered parking (rented), for hotel guests only and subject to payment.



## Other

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: [contact@ccc-real-estate.com](mailto:contact@ccc-real-estate.com)

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.

Further interesting offers at [www.ccc-real-estate.com](http://www.ccc-real-estate.com)

These details are based on information provided by the owner/property developer. Canaima Concept & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The broker's commission is to be paid by the seller.

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## Energy certificate

Energy certificate

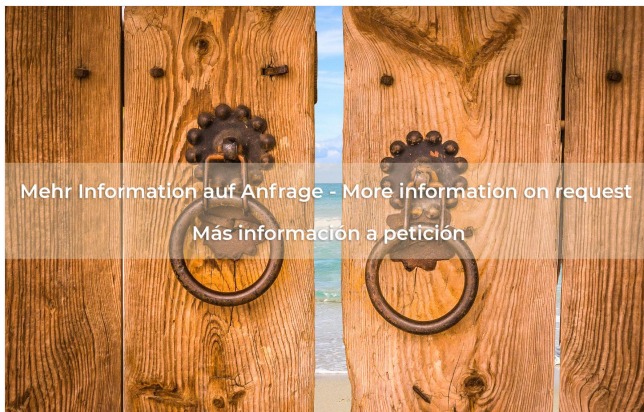
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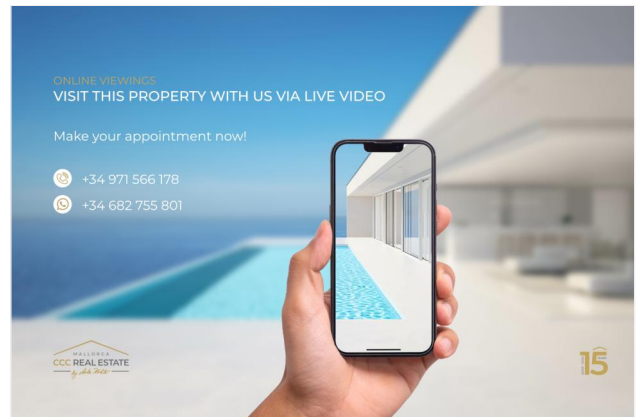


## Location

The hotel, as well as the rest of the establishments, are strategically located in an excellent position, about 500 m from the sea and the picturesque harbour ... and yet in a rather quiet area. From here you can walk to the many attractive destinations that Cala Ratjada has to offer. The popular pedestrian zone with all its tempting shops and bars, the fantastic restaurants around the harbour, the many pubs, beer gardens and discos, and last but not least the wonderful promenade that stretches all the way to the beautiful bay of Son Moll... all these are holiday magnets par excellence. Not forgetting, of course, the charismatic bays of Cala Lliteras and Cala Agulla, where crystal clear waters and fine sandy beaches are guaranteed. Sports enthusiasts of all kinds can practice their passion in Cala Ratjada and the surrounding area: Cycling, hiking, playing tennis, swimming, diving, sailing, water skiing, horse riding and golfing are no problem here. Largely intact nature, magnificent pine forests, rolling evergreen hills and adventurous rocky coasts form a wonderful contrast to the azure sea.



More information on request



Online viewing