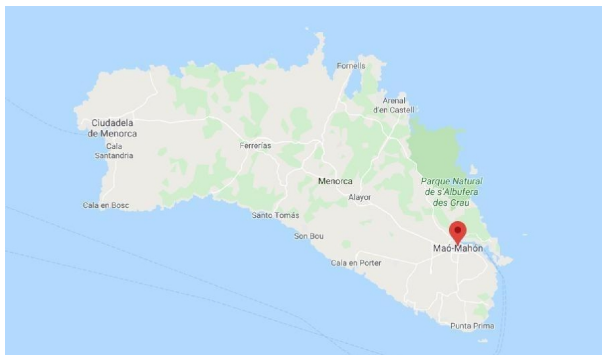


## hotel for sale Mahón, Mahón



**\*Possibility of sale with deferred payment\***~Seafront Hotel Complex~This apart-hotel is located in Menorca, 3 km from Maó and 10 km from the airport.~~Currently, the operating license is registered as a 3-star apart-hotel with 150 rooms and 367 guest capacity, which is the authorized occupancy limit.~~The complex is divided into two sections. The first section includes the reception area, swimming pool, and central terrace, with a total built area of 4,957 m<sup>2</sup>. The second is an independent complex with a built area of 1,682 m<sup>2</sup>, featuring its own swimming pool. Both sections are connected by an internal walkway.~~The hotel consists of 10 buildings with a total of 150 apartments, each averaging 25 m<sup>2</sup> in size, plus private terraces of approximately 10 m<sup>2</sup> each.~~It includes kitchens, a restaurant, a café, spacious terraces, communal leisure rooms, two adult swimming pools, and two children's pools.~~A renovation project has been evaluated, with an estimated budget of approximately €2,800,000.~~**C H A R A C T E R I S T I C S**~Built area: 6,819 m<sup>2</sup>~Plot area: 8,394 m<sup>2</sup>~Number of buildings: 10~Number of apartments: 150~TINSA valuation (2017): €27,000,000~**C U R R E N T D I S T R I B U T I O N**~Block A / 9 apartments~Block B / 8 apartments~Block C / 8 apartments~Block D / 13 apartments~Block E / 12 apartments~Block F / 9 apartments~Block G / 9 apartments~Block H / 28 apartments~Block I / 18 apartments~Block J / 36 apartments~TOTAL: 150 apartments~Currently, the operating license is registered as a 3-star apart-hotel with 150 rooms and a guest capacity of 367, which is the authorized occupancy limit.~~**R E N O V A T I O N P R O J E C T**~The decorative renovation project will preserve the current aesthetics and the essence of the Menorcan style.~~Modernist architectural details will be incorporated to improve quality and comfort, aiming for an upgrade to a 4-star superior rating.~~The apartments, electrical installations, and climate control systems will be upgraded to comply with current regulations.~~Common areas will be enhanced with an outdoor jacuzzi and a spa circuit, aligning the facilities with a future 4-star superior classification.~~Private solariums will be added on the rooftops, and the central building will feature a solarium to expand communal areas.~~To enhance guest experience and meet the requirements for a 4-star superior conversion, the number of rooms will be reduced to 146 apartments + 1 courtesy apartment, resulting in three room types:~~Type A: 95 units / 231 guests~Type B: 28 units / 56 guests~Type C: 23 units / 69 guests~TOTAL: 146 units / 358 guests~**P R O J E C T U P G R A D E S**~Communal spaces will be restructured to provide greater comfort for guests, expanding solarium areas, creating a spa, and adding extra services to enhance the overall experience.~~

Spanishstate **6326171**  
id:  
reference:: **MDR00387**  
close to/ located: **Mahón**  
region: **Mahón**  
property type: **hotel**  
rooms: **151**  
property surface: **7949 m2**  
surface plot: **9131 m2**  
price: **€ 9.000.000**

real estate agent: **Mediterranean Realty**  
**Consultant**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34613167256**