

## hotel for sale Romaris, Barcala



OFF-MARKET INVESTMENT OPPORTUNITY~5-STAR HOTEL – HISTORIC CENTER OF ROME~EXCLUSIVE ASSET – PRIVATE PORTFOLIO~~EXECUTIVE SUMMARY~Premium Location: Luxury hotel situated in the heart of Rome’s historic center, within the prestigious Restricted Traffic Zone (ZTL), ensuring exclusivity and proximity to the main tourist attractions of the Italian capital.~Category: 5 Stars~Total Surface Area: 7,400 m2~~KEY FEATURES~HOTEL CAPACITY~~123 rooms across 7 categories~~255 tourist beds~~Year-round high occupancy optimized by strategic location~~ROOM TYPES~~Classic: 18 m2~~Superior: 23 m2~~Junior Suite: 42 m2~~Suite De Luxe: 42 m2~~De Luxe: 45 m2~~Fitness: 94 m2, rooms with integrated fitness equipment~~FACILITIES AND SERVICES~COMMON AREAS~~24-hour reception with concierge service~~Fine dining Italian and international restaurant~~Rooftop garden with panoramic views of Rome~~Conference rooms fully equipped for corporate events~~Fully equipped business center~~COMPETITIVE ADVANTAGES~STRATEGIC LOCATION~~Historic center of Rome – high tourist demand~~ZTL zone – restricted access guarantees exclusivity~~Close to landmarks – Colosseum, Roman Forum, Vatican~~Excellent connectivity – public transport and airports~~MARKET POSITIONING~~Luxury segment – high-net-worth clientele~~Stable demand – cultural and business tourism~~Premium rates justified by location and services~~High year-round occupancy~~INVESTMENT OPPORTUNITY~Prime hotel asset in one of the most established tourist destinations in the world. This hotel is part of our exclusive off-market portfolio, offering privileged access to a unique investment opportunity featuring:~~Stable and predictable cash flow~~Asset appreciation potential~~Revenue diversification (accommodation, dining, events)~~Resilient and growing tourism market~~Ideal for: Hotel investment funds, family offices, institutional investors, and international hotel groups.~~ACCESS CONDITIONS FOR INFORMATION~DOCUMENTATION REQUIRED TO PROCEED:~~ Signed Non-Disclosure Agreement (NDA)~ Certified Proof of Funds~ Letter of Intent from the interested investor~~Upon completion of these requirements, the following will be provided:~~Detailed Information Memorandum~~Full financial statements~~Specific transaction terms~~This asset is part of our exclusive off-market portfolio. Access to detailed financial information and investment terms requires prior signature of the confidentiality agreement and presentation of proof of funds.

### property details

Spanishstate

6275499

### contact

real estate agent:

**Mediterranean Realty**

id:			<b>Consultant</b>
reference::	<b>MDR00902</b>	name:	<b>not available</b>
close to/ located:	<b>Romaris</b>	spreekt:	<b>not available</b>
region:	<b>Barcala</b>	telefoon:	<b>+34613167256</b>
property type:	<b>hotel</b>		
rooms:	<b>123</b>		
property surface:	<b>7400 m2</b>		
surface plot:	<b>- m2</b>		
price:	<b>€ 92.000.000</b>		