



# **Boutique Hotel for Sale in Ragusa Ibla**

## **Confidential Negotiation**

### **Ref. CBI118-1842-301331**



#### **1.400 sq.m | Rooms: 25**

This real estate complex is located among the suggestive alleys of the ancient historic centre of the city of Ragusa, in an area a few steps away from the commercial heart of the city that enjoys a beautiful panoramic position.

In the area there are many buildings of cultural interest (churches, noble Palaces etc.), shops and public services (restaurants, coffee shops, bakeries etc.), handicraft shops and equipped outdoor areas.

The area is characterized by an easy traffic circulation and it is well connected with public transports; in addition, it takes advantage of the proximity to the sea and the different available services.

This building complex dates back to 1863 and it was a noble Palace in the past.

After an initial careful conservative restoration, the property has undergone several renovation works over the years, thus giving the property its current aspect with 19 rooms in total.

During the renovation, the original structure of the property was preserved by keeping intact its historic facades with arches and reliefs.

Furthermore, from a legislative point of view the property is compliant with all the current regulations.

The habitable surface of the buildings which are part of "Villa del Lauro" is approximately 1400 sqm and it features a large green area of about 1200 sqm which is enriched by valuable botanical species and a heated swimming pool.

In order to provide clients with a wide range of choices, the real estate complex has different kinds of rooms: Classic, Deluxe/Triple Deluxe, Superior/plus, Suite.

They are all well-sized rooms as they have been designed to provide guests with the highest comfort level.



The building complex can accommodate up to 52 people divided in 19 rooms, 15 of them are located in the main part of the property and 4 of them are in the outbuildings.

Possibility of additional 3 bedrooms in the main body of the property.

This real estate complex offers the following services:

- breakfast room service
- room service menu for both lunch and dinner
- swimming pool with hydromassage area and salt heated water at 26° available from April to November
- room service for aesthetic and therapeutic treatments
- availability of a covered area with an overall capacity of 100 seats and an outdoor space of about 1200 sqm with a solarium area for the swimming pool and a capacity of 230 seats for the organization of outdoor events.
- Laundry service for guests.

## Property Informations

**Address:** Via Ecce Homo

**Zip Code:** 97100

**Rooms:** 25

**Internal condition:** Excellent

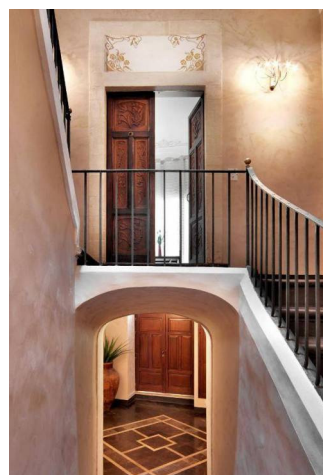
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**Floor:** Ground Floor

**Current Status:** Free at the deed



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