Andria – Apulien

CRISTAL PALACE HOTEL

Property ID: IT242941673

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PURCHASE PRICE: 6.500.000 EUR

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At a glance

Property ID	IT242941673
Available from	20.02.2025
Type of parking	12 x Other

Purchase Price	6.500.000 EUR
Commission	Subject to commission
Total Space	ca. 6.321 m²
Usable Space	ca. 6.321 m²

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	139.39 kWh/m²a
Energy efficiency class	D

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The property

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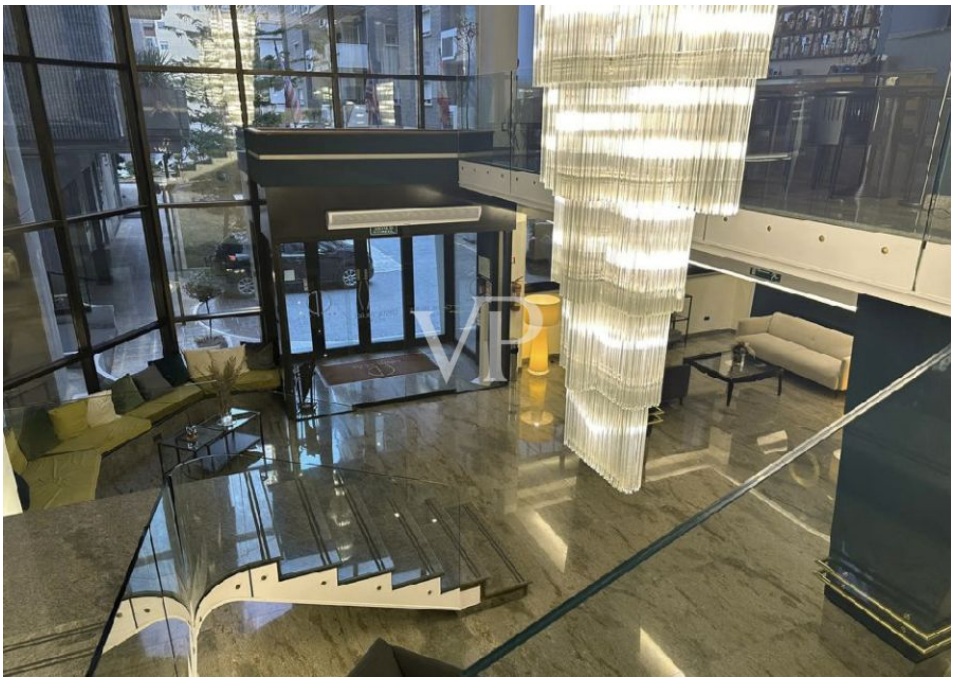
The property



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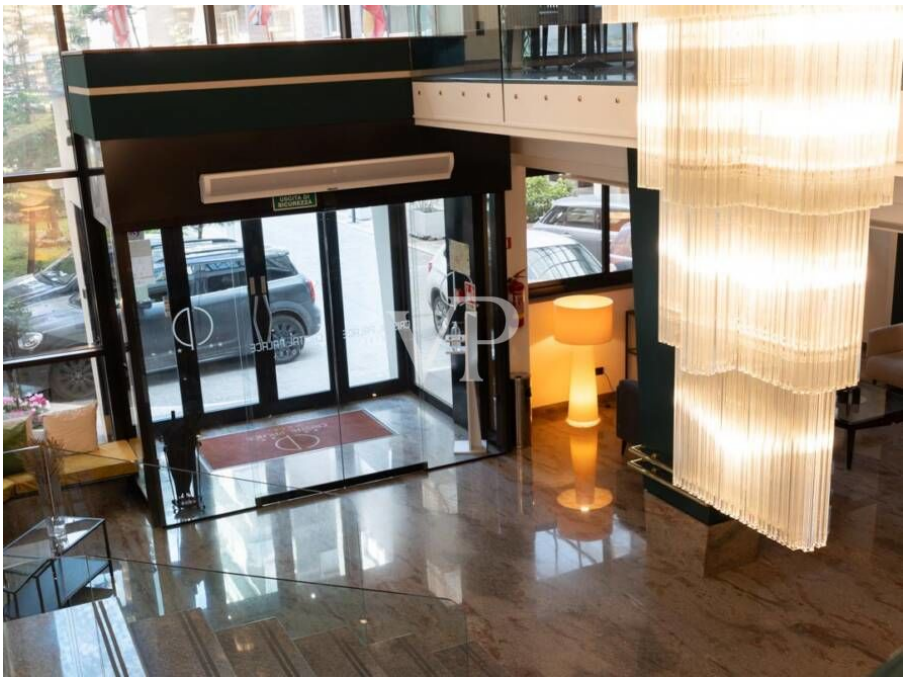

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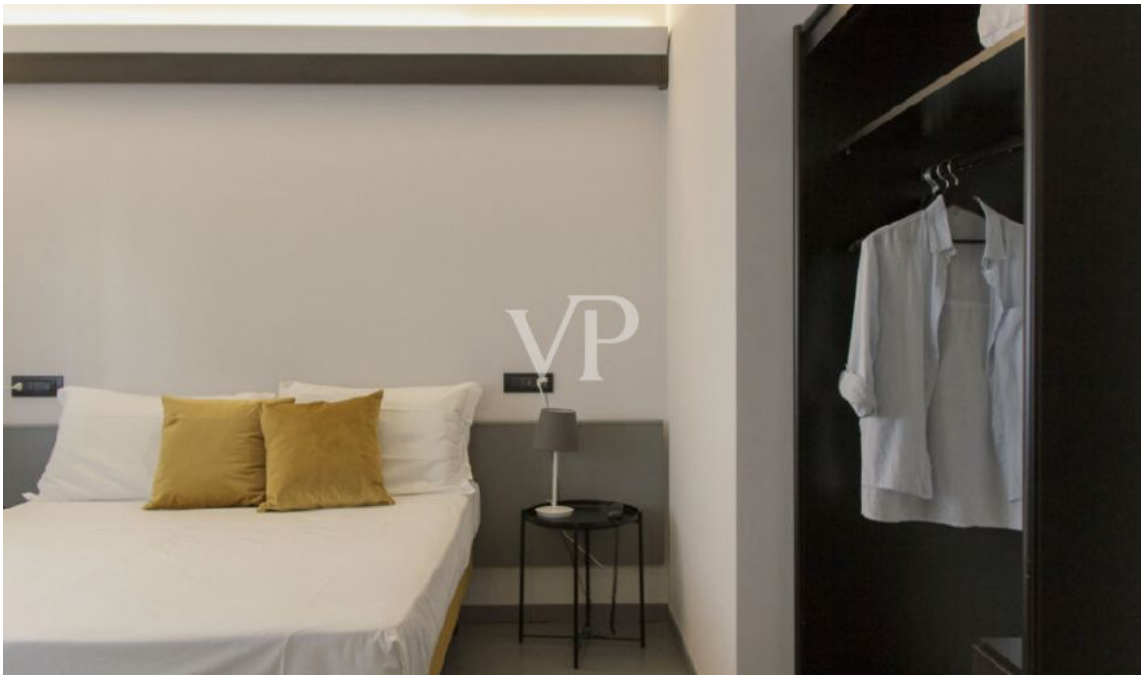

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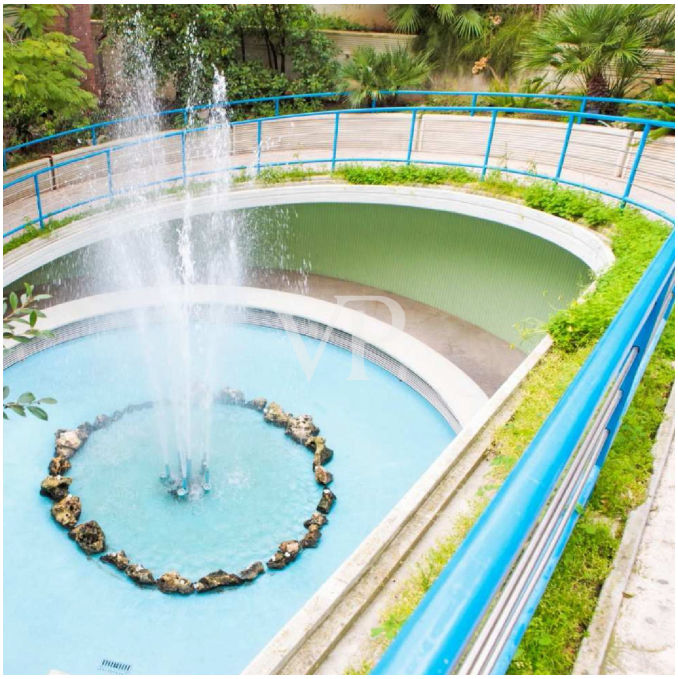

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The property

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A first impression

We propose in the center of Andria in the province of BT a 4-star hotel. The property is divided on 7 above-ground floors and 2 basement floors, for a total of 2,546.32 square meters, in addition to the uncovered part of the loggia, located on the second floor, of 410.40 square meters. The said Hotel was also reviewed by Forbes, a U.S. magazine among the most famous for its rankings of economic culture, business leadership, innovations, finance, investment, marketing and lifestyle. (Review link: https://search.app/5iumoxDtDkg2CHtA9) Property Description: On the ground floor, we have an opulent entrance hall with Reception, several kitchen rooms and a restaurant room, totaling 485.40 square meters. From the first to the sixth floor, the hotel with 40 rooms is composed. Each individual floor is approximately 251.39 square meters; each room is furnished with all kinds of amenities, from an en-suite bathroom to a refrigerator, television, telephone, and WI-FI connection. On the seventh floor, we find the solar slab used to hold all the plant equipment, which is in perfect condition. The second floor has undergone modernization and renovation of the rooms, while, from the second to the sixth floor, the rooms are in perfect condition. On the -1 basement floor we have the restaurant's storage rooms totaling 329.12 sq m. On the -2 floor we have 12 parking spaces totaling 223.46 sq m. Cristal Hotel is presented with a structure composed of a very modern building constructed of steel and crystal and is located in the center of Andria. The structure being bi-exposed, on one side faces a courtyard with a lawn flowerbed, while on the other side in a courtyard in a condominium context. The location is rich in history, art and culture, with historic buildings and churches built around 1500 AD. The area is represented by the natural beauty of the Apulian countryside, typical farmhouses surrounded by centuries-old olive trees and trulli. In addition, a few kilometers away, we find the beaches where in seasonal periods, we have a very strong influx of European tourists. A few meters from the Cristal Hotel, also part of the same property, we have a sports center where on the -1 basement floor we have for sq. m. 1035.00 spaces used as a fitness center with two swimming pools and various spaces of all kinds of competitive and body care disciplines, as well as a well-equipped beauty center that is available for the clientele of the Cristal as well as for the clientele of the sports center. Both the Cristal and the sports center are operated under a business branch lease, punctual in their commitments, to date there is no litigation.

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Details of amenities

Cristal Hotel has the facility that is kept in perfect condition even with the fun/cool, which emit hot air and cold air. Each room has all the facilities that are described, as well as good maintenance and cleanliness of the rooms.
The restaurant is equipped with a kitchen room to handle breakfasts, lunches, and dinners.
The sports center is equipped with rooms where you can, through instructor, participate in classes for all kinds of disciplines, in addition to the equipment room for bodybuilding.
The sports center is also equipped by two swimming pools, a smaller and a larger one where various disciplines are practiced.
Also at the sports center we have spaces for massage, physiotherapy with the presence of a specialist, as well as aesthetic care with the presence of an aesthetic doctor.

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All about the location

37 Florence Street. Andria (BT) HOTEL CRISTAL via Firenze 45 Andria (BT) SPORTS CENTER.

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Contact partner

For further information, please contact your contact person:

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