



CW GROUP IBIZA
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3 Hotels for sale in Ibiza with 3 Stars

Price: 74.000.000 €

GENERAL INFORMATION

| | | | |
|--------------------------|--------------|------------------------|------------|
| Property Ref: | CW-M3 | Category: | |
| Location: | Ibiza | Area: | Ibiza Town |
| N. Bedroom: | 677 1314 Bed | N. Bathroom: | 689 |
| M ² Property: | 22596 | M ² Inside: | 33334 |



This property is not for sale until the energy certificate has not been submitted.

DESCRIPTION

THIS THREE HOTELS IN IBIZA ISLAND AREA.

1. LOCATION:

On the east coast of the island of Ibiza, in a cove of crystalline waters, in the one town of the municipality, a complex of three (3) *** star hotels it is located.

In the sea and on the beach of the amazing Town.

Close to several coves with crystal clear water, fine sand and wonderful views.

Located in a tourist area high occupancy throughout the summer season. Excellent place to enjoy a relaxing family holiday.

In a small and popular cove on the island of Ibiza, with spectacular views of the Mediterranean, surrounded by hills with lush pine forests that give us tranquility and unique serenity on the island and in the mouth of a stream surrounded by greenery.

The area has all the necessary services to enjoy a peaceful and wonderful family vacation. This town is mainly in the tourism market concrementan Spanish, British, Dutch and German origin.

2. SERVICES:

Nice beach in one of the most relaxing and peaceful areas of the island of Ibiza. With a large expanse of fine and bathed by clear and very calm waters sand. (Length 200 m beach / beach width 100 m), easily accessible and well connected by road to Ibiza.

Existence of the necessary tourism infrastructure on the beach. With small cafes and restaurants offering a varied menu of products. The beach has lifeguard service, hammocks, parasols, showers, restaurants, bars, shops, supermarkets, playgrounds for children and access for people with disabilities.

Perfectly connected with Ibiza, the International Airport and the Port of Ibiza by roads in perfect condition and very well marked. Existence of links to the public transport service, bus route no. 41 and taxi rank.

3. HOTEL COMPLEX AND FACILITIES:

Hotel complex consists of three (3) hotels ***.

Intercommunicate. -Year Of construction: 1972.

Year Last renovated hotel complex renovated in the winter of 2013/2014, to present a more modern and current image of comfort and an ideal place for holidays.

Number of floors of the main building and the annex building: Eight (8) floors each.

Number of rooms: 677.

Number of beds: 1,314.

Parking.

24-hour reception.

Equipajes custody service / suitcases.

Four (4) Lifts. Two (2) per building.

All the services. (Provision of holiday package called as "all inclusive").

Three (3) pools for adults and two (2) bathing areas for children.

Restaurant and buffet.

Bar inside the hotel, Snack bar, poolside snack bar in the pool.

Chill-out outside.

Sauna and Jacuzzi.

Impressive terrace with solarium, hammocks and parasols.

Gym and tennis court.

Games room table.

Wi-Fi area.

Fax service.

Laundry and dry cleaning. Laundry chips. (Self).

Currency exchange.

Car rental service. Emails.

Outside, day and night entertainers.

The hotel complex is sold together to liquidate the company. Free of charges. Good opportunity to invest.

The complex comprises four buildings register has three buildings and private parklands. The total complex has these features:

- Surface plots: 22.596m
- Constructed Area: 33.432m
- Number of tourist places: 1,314
- Number of rooms: 677
- Number of rooms: 3
- Number of kitchens: 2 (dining room) and 2 (terraces)
- Number of dining rooms: 272
- Number of facilities: 2/3

It has mains water, own well and own desalination plant.

Personal data attached to the hotel

A director

Personal fixed all year: 2

Personal discontinuous fixed: (April / May / October): 71

Temporary Staff (May / June / September / October): 86

4. ROOMS:

CATEGORY OF ROOMS: BRIEF DESCRIPTION:

Double room: With a cheerful and functional concept. Two (2) beds. Sleeps 3 adults and 1 baby.

double room with sea view: With a cheerful and functional concept and stunning views of the bay and the Mediterranean Sea. Two (2) beds. Sleeps 3 adults and 1 baby.

Family Room: With two bedrooms, ideal for families. A master bedroom with twin beds and a second room with 2 beds or bunk beds. Accommodates 2 adults and 2 children or 3 adults, 1 child and 1 baby.

Family room with sea view: With spectacular views of the bay and the Mediterranean Sea. A master bedroom with twin beds and a second room with 2 beds or bunk beds. Accommodates 2 adults and 2 children or 3 adults, 1 child and 1 baby.

Double room for single use: Ideal for single travelers. A spacious room

Single room: modern and functional. For travelers seeking tranquility and a perfect stay.

Each room features:

Air conditioner.

Fully equipped bathroom.

Hair dryer.

TV and satellite channels.

Wi-Fi Internet.

Voltage 220 V

Phone.

Safe.
Furnished balcony or terrace.

Further details of economic interest:

Yield: 6.3%

As we have reported, in 2015 a profit of 3,600,000 euros profit was held at the year end.

5. ACTIVITIES, SPORTS AND LEISURE:

In this bay east of the island, with crystal clear water and bathed by the Mediterranean sea is an ideal, unique and privileged for the practice of aquatic sports.

These crystalline and calm waters allow us to develop all tranquility diving there in diving schools PADI belonging to the area, sailing canoeing, kayaking, pedal boats, etc

Playing on the beach of fine sand beach volleyball or soccer.

Playing on the tarmac tennis resort.

1 km from the resort a horse stables are located and organized excursions scheduled roads and trails that line the east coast of the island of Ibiza.

For the wonderful trails and paths that are close to the hotel complex and linking with small coves and emanating peace and tranquility on the island only as S`Estanyol, Cala Es Port, Cala Olivera, Sol den Serra or Cala Blanca, can hiking, running trails / paths, walking, biking Montbike or just walk around and enjoy the scenery. Get carried away by the silence of the east coast of the island of Ibiza, the smell of pine and sea and all spiced with the tranquility of this area.

A 1.5 km of the resort can enjoy a cocktail or a select international food enjoying wonderful views of the sea in the Beach Club "Lover" Beach Sol den Serra.

For golf lovers, we have 2 km from the resort one of the best golf courses in Spain and possibly Europe. The sports complex has two fields. An 18-hole, high and internationally competitive and a 9-hole more sedate. This golf course of Ibiza in 1997 was a finalist along the golf course of Valderrama Club in Sotogrande, Cadiz to celebrate the most prestigious world team tournament, the Ryder Cup.

Given the high quality of the resort and its location on the island of Ibiza, can be organized and held in these hotels any type of event or celebration: Weddings, conferences, councils, meetings of business groups

In the hotel complex it is available for the smallest of different entertainment and shows to make your stay enjoyable and fun.

Monthly average temperatures and hours of sunshine in Ibiza

Month Maximum °C °C Minimum Sunshine hours

January 15.5 8.1 5

February 16 8.4 5.8

March 17.2 9.3 6.5

April 19 10.9 7.6

May 22.2 14.2 9.5

June 26.1 17.8 10.3

July 29.3 20.7 11.4

August 30 21.8 10.5

27,6 27,6 September 10

October 23.4 15.9 7.6

November 16.7 12 5.2

December 16 9.6 4.4

6. PRICE:

The sale price of the resort, which follows, may suffer some variation by the property. All due to the delay by the reforms, the development of the summer season and other aspects to value the property time.

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