








Hotel in Forte dei Marmi for renovation into a luxury boutique hotel (03071)



6 000 000 €

 Floor area	2500 m²
 Number of rooms	
 Furnitures	Partly
 To the beach:	300 m
 Location:	Italy, Toscana
 To the airport:	km
 To the city centre:	km

Options

Description

For sale is a **4* hotel** (currently closed) in the heart of Forte dei Marmi with a renovation project into an exclusive luxury boutique hotel.

The total area of the hotel building is 2,500 sq.m., the area of the external territory is 1,600 sq.m.

The hotel is located in an exclusive area, about **300 meters from the sea**, where all the most popular beach and nightclubs are located, as well as in close proximity to the main shopping area with fashion boutiques of the largest international brands and restaurants.

A project for the reconstruction of the hotel into a luxury boutique hotel has already been developed in accordance with international luxury standard requirements and some work has been carried out.

According to the project, the hotel will consist of 15 rooms (there is an opportunity to increase the number of rooms to 18), with an average area of 46 square meters. m, F&B areas, including an outdoor area with a swimming pool.

The project can be tailored to the specific requirements of the investor and operator.

The approximate CAPEX is €7,500,000, the cost of the hotel building is €6,000,000.

Forte dei Marmi is one of Italy's exclusive and most famous tourist destinations, located on the shores of the Tyrrhenian Sea in Tuscany, less than 1 hour from Florence, Pisa and Lucca.

Distance to:

- Forte dei Marmi beach – 450 m
- Marina di Pietrasanta beach – 1.4 km
- Piazza Marconi – 750 m
- Piazza Garibaldi – 950 m
- Via Roma – 1 km
- Airport in Pisa – 34 km
- Florence Airport – 83 km

Price: € 6,000,000 hotel (+ €7,500,000 CAPEX)

Information updated: 21.06.2024

Photo gallery

