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**Hotel for Sale**

Itagüi, Itagüi, Antioquia



**Sale: \$3,700,000,000.00**

**Property type: Hotel**

**Operation: Sale**

- **Stratum:** 4
- **Land:** 256.0 sqm
- **Building:** 1,026.0 sqm
- **Bedrooms:** 40
- **Bathrooms:** 42
- **Half Baths:** 1
- **Stories:** 4
- **Condition:** Good
- **Building Classification:** Hotel Turistico
- **Number Of Houses:** 40
- **Construction Quality:** Middle - High
- **Showers:** 42
- **Floor Type:** Baldosa
- **environments:** 4

- Disabled access
- Fire alarm
- Surveillance cameras
- Fire detector

- Installation of gas
- Industrial zone
- Nearby parks
- Mezzanine
- Near Urban Zone
- In commercial area

- Hot water
- Furnished
- Closed circuit TV
- Air conditioning pre-installation
- Laundry area
- Residential area
- Supermarkets / C.Ciales
- Pantry
- Public services
- In residential area

- Private Air Conditioning
- Warehouse
- Deposit
- Manual door
- Hall of Alcoves
- On main road
- Colleges / Universities
- 24x7 surveillance
- Paved Access
- Laundry service
- Outside Shopping Center

- Central air conditioner
- Electric water heater
- Smoke detector
- Power plant
- Panoramic view
- Shopping area
- Trans. Close public
- Water tanks
- Goal / Surveillance
- In Building
- Internet service
- All the services

- Natural ventilation
  - Close to commercial sector
  - Located in building
  - Network Cabling
  - Administrative office
  - High resistance floor
  - Emergency stairs
  - Fire Cabinet
  - Restaurants
  - Comfortable access routes
  - Retail
  - Industrial park
  - Independent services
  - Pan one side
  - Close to shopping center
  - Sewerage
  - Local Interior
  - Security fence
  - Wi fi availability
  - Commercial Passage
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### Property status

State: Good

Age: 1980

Without Mortgage: Yes

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### Description

Welcome to a unique investment opportunity in the prosperous Itagüí sector, in Medellín. This impressive 4-level hotel is a jewel in the heart of the city, strategically located next to the Plaza Mayorista of Medellín, an area with a high commercial and tourist flow.

Main features:

40 fully furnished rooms: This hotel has 40 fully equipped rooms, each with its own television, internet access and private bathroom. Every detail has been carefully designed to provide guests with a comfortable and enjoyable accommodation experience.

Tradition and exceptional occupancy: With a history of hospitality and tradition in Medellín, this hotel has maintained an occupancy rate above 95% in the last 6 months. Its reputation as a welcoming and trustworthy place makes it a preferred choice for business travelers and tourists visiting the city.

Commercial premises on the first level: On the first level of the hotel, there are 4 commercial premises that offer excellent additional profitability. This diversification of income guarantees greater financial stability and growth opportunities for the investor.

Investment and profitability: With a privileged location and constant demand, this hotel represents the best option for a solid and profitable investment in the city of Medellín. Whether as an operating business or as a growth and expansion opportunity, this hotel offers exceptional return on investment potential.

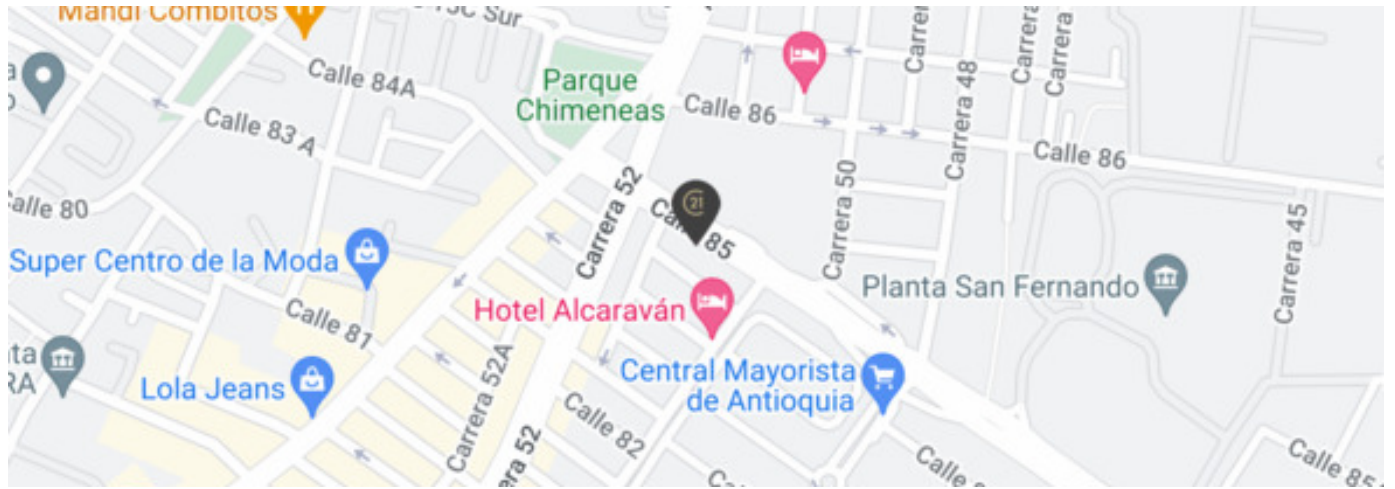
Don't miss the opportunity to be part of this exciting investment in the vibrant Itagüí sector in Medellín. We invite you to visit this great hotel and discover for yourself all the possibilities it has to offer. Contact us today to schedule a visit and take the first step towards your success in the world of hospitality!

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## Location

Itagüí, Itagüí, Antioquia

## References



## Photo Catalog







Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.