

€2,300,000 Building - For sale

## Newly renovated building for sale with 4 tourist apartments, Sitges

Spain » Barcelona » Sitges » Sitges Town / Sant Sebastian / Aiguadolç » 08870

10	7	309m <sup>2</sup>	160m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

+34 935 952 550 · sitges@lucasfox.com · lucasfox.com · Calle Major, 34, Sitges, Spain

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Rare opportunity to acquire a newly renovated building with a tourist licence, in the centre of Sitges containing 4 separate, furnished apartments, spacious and with outside areas including a 100 m<sup>2</sup> roof terrace. Excellent investment with proven returns.

This beautifully renovated building is in a prime location in Sitges town centre, just 50 metres from the beach and with all amenities on the doorstep, as well as the train station and airport shuttle nearby.

The building, which was recently refurbished to a very high standard contains 4 spacious, bright apartments which are fully furnished and equipped and have each been beautifully decorated in subtly different styles; all presented in impeccable condition with high quality finishes, exposed brickwork, mood lighting and lateral sea views.

On the first floor we find a 126 m<sup>2</sup> apartment with a large open plan kitchen, living room and diner, 3 bedrooms (2 doubles and 1 single) and 2 bathrooms, one of which is en-suite. This property is decorated in a charming Provencal style and has a balcony overlooking the street and a large exterior courtyard towards the back of the building.

The apartment on the second floor has the same size and layout as apartment below with a balcony for outdoor space and has been done out in an industrial chic style.

The third floor, Mediterranean-style property measures 97 m<sup>2</sup> with a fantastic large terrace overlooking the street, large enough for al fresco dining and offering sea views. As per the other apartments, it has 3 bedrooms and 2 bathrooms with a similar layout.

The fourth floor is occupied by an amazing apartment with romantic décor and a 100 m<sup>2</sup> terrace. There is 1 bedroom and 1 bathroom with a large open air dining area with a bar to the rear, set up for family gatherings and parties, and from there steps lead up to the huge roof terrace with sun loungers and frosted glass walls for privacy.

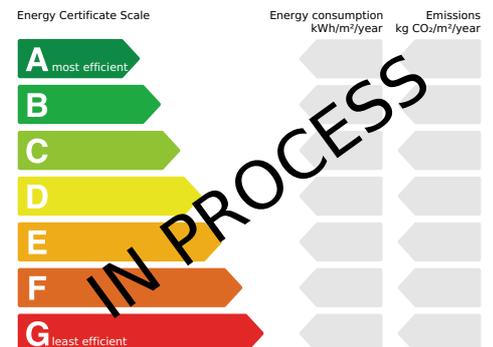
The apartments all have a tourist licence and are currently let from March to October for high-end tourism with proven high returns (4.5% for 2017) and excellent online reviews. This revenue could be increased if the properties were exploited year round and there is an automated check-in/check-out system with no rental agent required, to maximise returns.

A superb and rare investment opportunity in an unbeatable location in Sitges.



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Sea views, Terrace, Lift,  
Wooden flooring, Period features,  
Natural light, High ceilings, Views,  
Transport nearby, Tourist License,  
Renovated, Near international schools,  
Heating, Exterior, Equipped Kitchen,  
Double glazing, Domotic system,  
Balcony, Alarm, Air conditioning

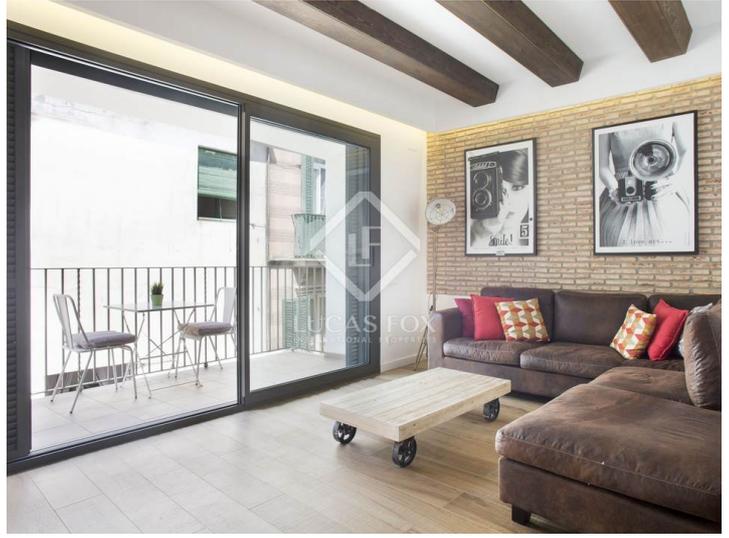


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