

€1,695,000 Building - Sold

Fully restored 4-storey building for sale in Girona city with turn-key luxury accommodation business

Spain » Girona » Girona City » Barri Vell »

7 Bedrooms 7 Bathrooms 363m² Floorplan



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

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OVERVIEW

A fully restored 4-storey building in a prime area of the Barri Vell in Girona city comprising 3 independent apartments. Turn-key luxury accommodation business

Located on a peaceful street in the heart of Girona's Barri Vell, this exceptional 4-storey building consists of three separate luxury apartments and a reception/retail space and is currently operating as a boutique luxury apartment hotel.

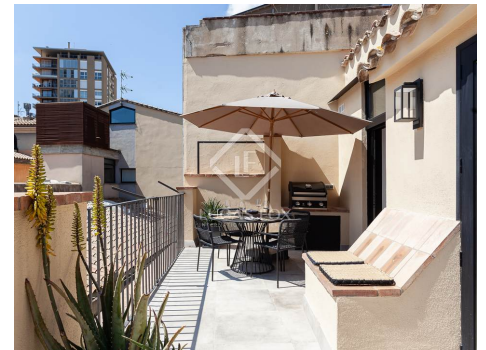
The property is a consolidation of two historic buildings and has undergone an intricate two-year restoration. Located in arguably one of the best locations of the famous Barri Vell "Old Town", the property has easy access to parking and transport (including cycling) routes.

The current owners identified an opportunity to fill a gap in the market of higher-end accommodation, which has a limited supply (but increasing demand) in the city. The property is relatively unique in that every apartment features en-suite bedrooms, air-conditioning to all rooms, bike storage and wash area, direct access by lift, well-appointed rooms with high quality furnishings, and a restoration of traditional design elements. The building renovation was overseen by local architect Jordi Vidal and designer Lara Pujol, and fine art students from Barcelona assisted in restoring the 300-year-old façade.

The apartment business has been operating since June 2021 and is currently achieving the highest per square meter accommodation rate in the city, as well as one of the highest occupancy levels. The building is managed in conjunction with a leading accommodation provider in Girona who provide a full-service including booking, cleaning and maintenance as well as additional, bespoke services.

Key to the success to date, and in the future, has been the level of accommodation, service and attention to detail. Parking is available 100 metres away, with rented parking spaces available to guests.

The apartments can be rented on a short-term and long-term basis. Each apartment has a tourist licence.



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Terrace, Lift, Period features,
Period Building, Transport nearby,
Tourist License, Storage room, Renovated,
Heating, Exterior, Equipped Kitchen,
Double glazing, Domotic system,
Built-in wardrobes, Balcony,
Air conditioning

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The apartments are fully furnished and equipped, including appliances and media equipment. Substantial extra supplies such as branded bed linens and curated photography are also included in the sale.

The building is equipped with state-of-the-art technology, including remote door and key card access, whilst Google Smart Home throughout the building enables technologies to be operated remotely. New electrical and plumbing installations were fitted throughout the property during the renovation to ensure energy efficiency and reduced running costs.

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