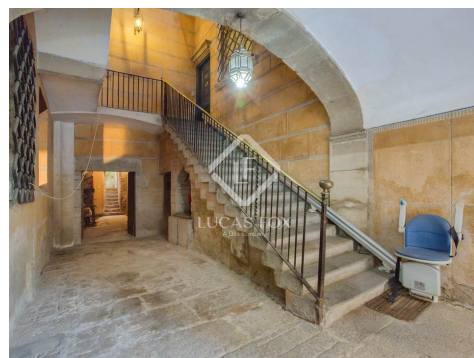
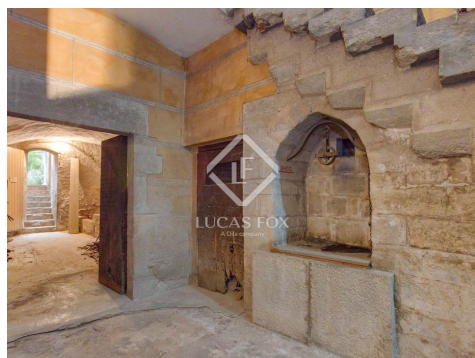
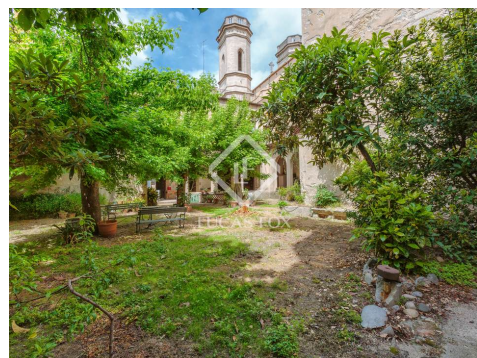


Price on request House / Villa - For sale - New listing

A historic gem with exceptional hotel potential in Girona's Barri Vell.

Spain » Girona » Girona City » Barri Vell » 17004

13	7	1,140m ²	803m ²	409m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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A historic gem with exceptional hotel potential in Girona's Barri Vell.

Historic property with an exclusive hotel project approved in the heart of Girona's Barri Vell

In the heart of Girona's Barri Vell, on one of its most emblematic and serene streets, stands this stately home of historic origins, an architectural gem that preserves the essence of the 17th and 18th centuries. Its location, in one of the most authentic areas of the Barri Vell, just a few meters from Plaça Catalunya, the Pont de Pedra, the Onyar River, and the Rambla de la Llibertat, allows you to enjoy the dynamism and beauty of Girona's historic center. Surrounded by cafés, galleries, and restaurants, this location offers the perfect combination of the medieval charm of the centre and the convenience of being close to the city's main shopping and cultural areas .

The Barri Vell (Old Quarter) is the historic soul of Girona. Its medieval architecture, of Roman origin and deeply marked by the Jewish legacy, one of the best preserved in Europe, reflects centuries of history, art, and coexistence. Living or investing here means becoming part of an urban setting where every stone tells a story.

Just an hour from Barcelona and with a direct connection to the Costa Brava, Girona has established itself as the capital of cycling tourism, haute cuisine, and high-level cultural tourism, attracting an international audience seeking authenticity, history, and quality of life.

The property retains load-bearing stone walls, traditional vaults, a Gothic staircase and coffered ceilings, and is organized into a ground floor, two upper levels and a covered area, as well as a large private garden , one of the largest within the historic center.

The hotel project proposes the creation of a boutique hotel with 13 en-suite rooms, accompanied by a high-level gastronomic and experiential offering: A 40-seat bistro serving breakfast, lunch, and dinner; an all-day cocktail bar and café; an courtyard with seasonal cuisine and bar service in the pool area; and an exterior terrace with space for 40 guests that will blend seamlessly into the urban fabric of the Barri Vell neighborhood. A retail space featuring local products is also planned, as well as the possibility of incorporating wellness or coworking areas in later phases.

The project, which is expected to operate 11 months a year, is designed under a sustainable and flexible model, with comprehensive management of all amenities, although it is open to partnerships with gastronomic or wellness brands that provide added value.



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Terrace, Garden, Private garage,
Period features, Period Building,
Natural light, Mosaic tile flooring,
High ceilings, Modernist building, Well,
Transport nearby, Tourist License,
To renovate, Storage room, Library,
Fireplace, Exterior, City views, Balcony

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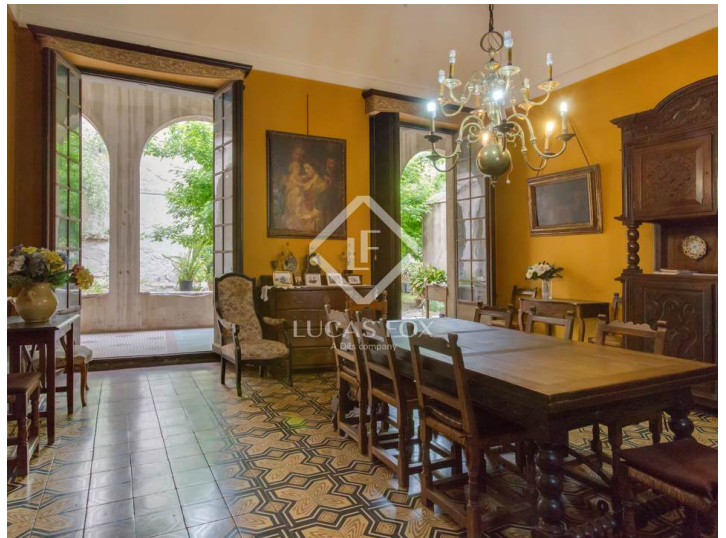
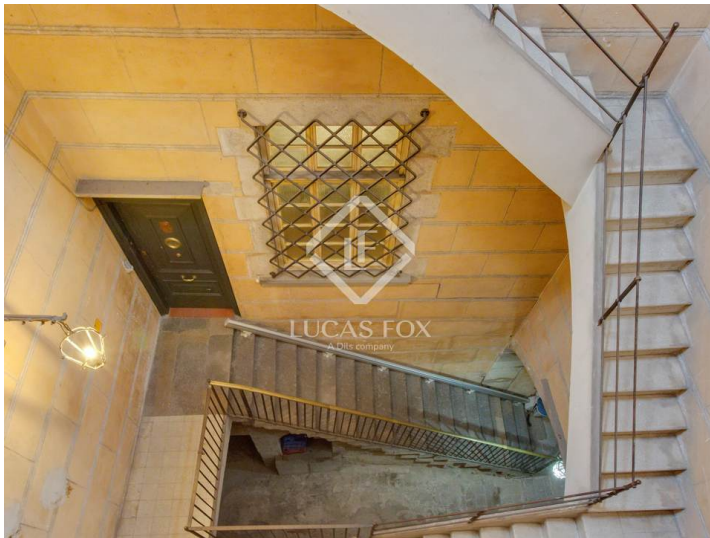
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The proposed design combines the elegance of historical heritage with contemporary comfort, preserving the architectural identity and creating a space with a strong personality. Conceived to become a landmark hotel and gastronomic destination in Girona, the project will appeal to those seeking exclusive experiences in an authentic, sophisticated, and soulful setting.

A unique investment opportunity for those looking to combine architecture, history, and profitability in one of the most charming and internationally renowned cities in Southern Europe.



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