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Property ID F3643

# Impressive 5-star natural stone hotel with luxury and high aesthetics in Zagoria.



**44010 agori loannina**

# Unser Angebot

| | |
|---|---|
| **Type of property** | Hotel/Gewerbe |
| **Kind of property** | Hotels |
| **Postcode** | 44010 |
| **City** | agori Ioannina |
| **Country** | Greece |
| **Additional geographical information** | Ionisches Meer |
| **Living area** | approx. 1.700 $m^2$ |
| **Usable area** | approx. 483 $m^2$ |
| **Total area** | approx. 2.183,43 $m^2$ |
| **Number of rooms** | 13 |
| **Plot size** | approx. 1.483 $m^2$ |
| **Purchase price** | 2.500.000,00 € |
| **External commission** | 3,57% (including VAT) of the purchase price |
| **Year of construction** | 2018 |
| **Condition** | As good as new |
| **Elevator** | Cargo lift |
| **Cable Sat TV** | Yes |

## Location

Important: The hotel is located 35 kilometers from Ioannina airport and in an area that was recently declared a UNESCO World Heritage Site.
Vitsa, one of the most beautiful villages of Zagorochoria, is located at the beginning of the Vikos Gorge and offers visitors images of infinite natural beauty.

## Property description

Recently built boutique hotel with a total area of the main areas of 1,700 sqm, and 483 sqm of ancillary rooms, on a plot of 1,483 sqm.

The boutique hotel is located in Vitsa Zagori, one of the most beautiful and accessible villages of Zagorochoria.

The impressive 5-star hotel, consisting of 3 buildings, is built on a stone base and harmonizes perfectly with the natural environment and architecture of the Zagorochoria region, setting new high standards in aesthetics and functionality.

It offers 13 comfortable and luxurious rooms with special decoration and aesthetics that will make your stay in Zagori an unforgettable experience.
Taste wonderful, traditional and special flavors in the hotel restaurant and drink your coffee or beverage with a view of the wonderful landscape that will enchant you.

Work out in the mini gym, enjoy the heated pool and give your body vitality and well-being by relaxing in the Apivita Wellness & Spa.
The hotel consists of 3 buildings and has 13 rooms with a total capacity of 46 beds.
1. SUPERIOR ROOM WITH FIREPLACE .....2 ROOM ..... 6 PAX
2. SUPERIOR ROOM WITHOUT FIREPLACE .....3 ROOM ..... 12 people
3. JUNIOR SUITE WITH FIREPLACE ..... 4 ROOMS ..... 12 pax
4. FAMILY SUITE..... 4 ROOMS.....16 PAX
-The hotel has a room for people with special needs
-The only 5-star hotel in the center of Zagori.
It has a restaurant with 50 seats, which is also open to external customers.
- Has a private parking lot outside and the only one with car chargers
Zagori.
- Conference room with complete audiovisual equipment and conference recording system.
-Satellite Internet.
- 4 staff rooms with private bathroom. Capacity for 8 people.
-Elevator Schindler Germany 4 tmx.
-Generator for the entire complex 46KVA DEUTSCHLAND

**Equipment/Features**

MIELE washing machines for washing clothes
-Includes a heated indoor pool, a HAMAM, a sauna, a fitness room, a beauty center and a room
Massage.
-Air conditioning Cooling heating in the public areas.
- ELECTROLUX SWEDEN kitchen appliances

Beds and bed linen from COCO-MAT come with a lifetime guarantee
-A++ energy class certificate
- Mechanical equipment with VAILANT DEUTSCHLAND computer - NIBE SWEDEN heat pumps.
It has a mini gym and heated pool, sauna with color therapy, hammam and a special area with shower massage and waterfalls, as well as a cabin for facial and body treatments.
It has a mini gym and heated pool, a sauna with color therapy, a hammam and a special area with shower massage and waterfalls, as well as a cabin for facial and body treatments.
The overall condition of the property is excellent, with luxurious construction and excellent maintenance both inside and out. It is in full operation and under development.

The interiors of the rooms and communal areas are of unparalleled aesthetics, with wooden floors, fitted furniture, solid wood doors, artwork, energy efficient fireplaces and thermally insulating frames.
The roofs in the attics are made of planed wood. The surroundings are completely landscaped with paving stones, stone walls, terraces and plantations.

- Loading and unloading elevator
- Warehouse
- Veranda
- corner
- Bright and airy
- Interior staircase
- landscape view
- Cable TV
- Shared garden
- Air conditioning
- Security door
- Access from: Asphalt
- Disabled access
- Facade orientation
- Electricity: Three-phase
- Alarm system
- Floor type: Tile-wood

**Other data**

The stone-built houses, the special cobblestones and the impressive natural surroundings will enchant you and take you back in time.

Due to its geographical location, it is ideal for your stay in Zagorochoria, as you can easily and quickly visit all the sights of Zagori from Vitsa.

The hotel is a landmark in the entire Zagori area, associated with luxury and high aesthetics and is a popular choice among celebrities vacationing in the area.
The five-star boutique hotel is an ideal investment property.



**Your contact person**

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