

# SAN LEONARDO RESORT – Vibo Valencia (VV)

The hotel has been closed since 2014 and needs to be updated because of a serious illness of the owner and only private events have been organized at the hotel in recent years like weddings and birthdays.

The price of this **Hotel San Leonardo** in South Italy has a reduced price of

**3.3 Million Euros** from the original price of 6.5 Million Euros.

Current commercial value of the properties is Euros **9,374,768.48**.

- The buildings are in good condition.
  - The total restructuring costs are Euros 282,817.00.
  - The commercial value following renovation is Euros 12,114,148.88.
  - Commercial value per square meter after renovation Euros 1,592.00.
  - All the regular authorisations have been issued by the authorities.
- With this report, which consists of 10 (ten) typed pages, the undersigned feel that they have fully fulfilled their mandate and remain available for any further clarification.

Below are additional details on the San Leonardo Resort Hotel including 7 attachments that include photos of the hotel. Note there is a lot of built in added profit with this property once it is fully renovated and in full operation.

## San Leonardo Resort

4 Stars

Sold free of the management

Building year: 2003

Region area: 47.500 square meters

Parking area: 500 square meters

Garages: 200 square meters

Beach area (Lido): 1200 square meters

Structure 13.825 square meters

Kitchen No 1: 200 square meters

Kitchen No 2: 80 square meters

Three restaurants: 450 square meters

Terrace restaurant: 250 square meters

Breakfast hall: 100 square meters

The bar at the swimming pool: 100 square meters

Bar hall: 30 square meters

Administrative rooms: 400 square meters

Conference halls: 20, 30, 120, and 300 square meters

Terrace: 2500 square meters

Gym: 200 square meters

Laundry: 100 square meters

Storage: 200 square meters

Garden: 700 square meters

Rooms with bathrooms for personal: 3

Hotel rooms: 93

Bathrooms: 97

Pool: 1050 square meters

Covered pool: 140 square meters