



# **Boutique Hotel for sale in Olbia**

## **Olbia città**

### **Price on Application**

#### **Ref. CBI096-991-201**



**850 sq.m. | Bathrooms: 17 | Bedrooms: 11 | Rooms: 18**

For sale 5-star Country Hotel and adjoining restaurant located in the north-east of upper Gallura overlooking a spectacular gulf dominated by the beautiful island of Tavolara and located in a strategic point for the main communication routes to Sardinia.

The newly built hotel is spread over several buildings and features the typical architecture of the "stazzi Gallura". In fact, the stazzo is the typical rural settlement of northern Sardinia.

The hotel, with its over 30,000 m<sup>2</sup>. of private park, lawn and tall trees, it is immersed in the green countryside of Gallura and is just a few kilometers from the port, the airport, the city center and the wonderful beaches of the Costa Smeralda.

Born with the Country Club concept, the structure consists of 11 suites, all with independent entrance, divided between 6 King rooms with pool view, 2 deluxe rooms with pool view and 3 deluxe rooms with garden view. All have every comfort, including a large veranda and direct access to the swimming pool.

Furnished with taste and functionality, they are characterized by a modern and shabby chic style thanks to the use of natural materials typical of the place which enhance the finishes.

Six suites are arranged on two open space levels so as to be able to separate the living area from the sleeping area; while the remaining suites in the second building, more secluded and exclusive, are spread over a single floor.

The suites have a seating area, a flat-screen TV, a large private bathroom with shower, air conditioning, a safe and a mini-bar.



Inside the Country Club there are two Cocktail Bars, one inside the restaurant and a Pool Bar by the pool.

The elegant restaurant in front of the swimming pools enjoys a large panoramic terrace overlooking the heart of the hotel square, onto which the relaxation area extends.

This marvelous and large space is characterized by a fresh water swimming pool developed on two levels which favors entry and use even for the little ones.

Detached from the main body, there is the second and much larger swimming pool with solarium and sun loungers where you can relax. The pool area also features outdoor lounges and large cabanas.

Last but not least, the children's play area, in absolute safety, which extends over 1,000 m2. of garden, an area designed for children but also to give tranquility to the families staying at the hotel. The structure also consists of a professional beach volleyball court, with a size of 16x8 m.

The estate is completed by a small outdoor stables, a wonderful farm with various stables for horses, ponies, dwarf goats, and other farm animals that amuse and entice children. The restaurant supplies itself partly in its botanical garden with over 50 specimens of plant species.

1,500 vine stocks which, with its 3/4,000 liters of organic wine a year, make it a real pride, while there are about 7 quintals of table grapes.

The property includes a residual volume to double the rooms and the existing hotel is structured at the plant level to accommodate the latter.

## Certification

**Energy Class: B**

## Features

Property ID: CBI096-991-201	Contract: Sale
Categoria: Boutique Hotel	Zip Code: 7026
Municipality: Olbia	Zona: Olbia città
Total sqm: 850 sq.m.	Bedrooms: 11
Bathrooms: 17	Rooms: 18
Internal condition: Excellent	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 2020
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present, 224 sq.m.	Garden: Private
: 11	Kitchen: Regular Kitchen















