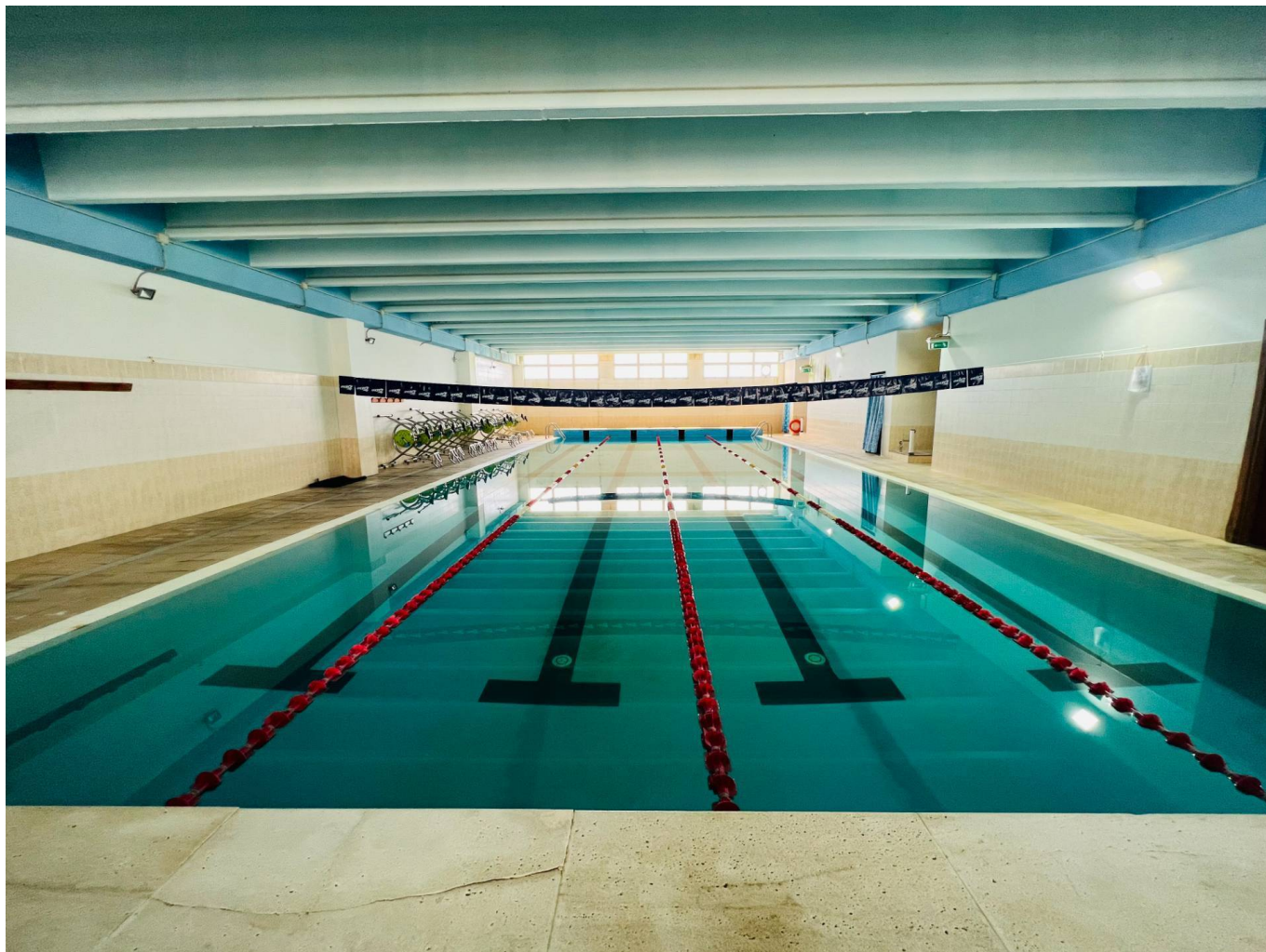


## Commercial Property for sale in Acate

### € 350.000

### Ref. CBI163-2406-4803



### 1.300 sq.m. | Rooms: 10

We offer for sale a gym with swimming pool of approximately 1300 square meters in total.

The building is on three levels and is located in via Maresciallo Giudice in the municipality of Acate.

The structure is composed as follows: in the basement, we find a fitness room of approximately 105 m<sup>2</sup>, a large and fully equipped space for a wide range of physical activities; entrance area of approximately 170 m<sup>2</sup>, a welcoming area that opens onto the equipment room and the gymnastics room, as well as the machine room and the pool filter, i.e. the essential infrastructure for the efficient functioning of the pool.

On the raised ground floor we find a reception room, a space dedicated to reception and customer service, a large heated swimming pool, i.e. 20 mx 8 m, surrounded by a solarium area with showers for a total of 290 m<sup>2</sup>, an exercise room of approximately 60 m<sup>2</sup> and area for further fitness activities.

All complete with male and female changing rooms with bathrooms and showers for the convenience of users, an infirmary room, an office with terrace and an administrative space with panoramic views, as well as a garage/storage area with access via an external ramp.

On the first floor we find a sauna room, a place dedicated to relaxation and well-being, a warehouse, an area for storing equipment or materials.

Furthermore, the flat roof of approximately 600 m<sup>2</sup> houses the solar panels, the room for air treatment and the room with biomass boiler for heating the rooms and the swimming pool.



The property is currently in a good state of conservation, but requires renovation and painting of the external facade to maximize its potential.

Normal sporting activities currently take place in the facility.

This stunning three-level sports complex offers a wide range of opportunities for investors or entrepreneurs in the fitness and wellness sector.

Situated in a privileged position, with easy parking and close to the athletics field, it is the only sports complex in the area with a swimming pool, making it a truly interesting investment.

Immediate availability.

The equipment included, such as bodybuilding equipment and hydrobikes for the pool, are subject to separate negotiation.

## Certification

**Energy Class:** G

**EPgInr:** 180.00 kwh/□

## Features

Property ID: CBI163-2406-4803

Contract: Sale

Categoria: Commercial Property

Address: via Maresciallo Giudice, 193

Zip Code: 97011

Municipality: Acate

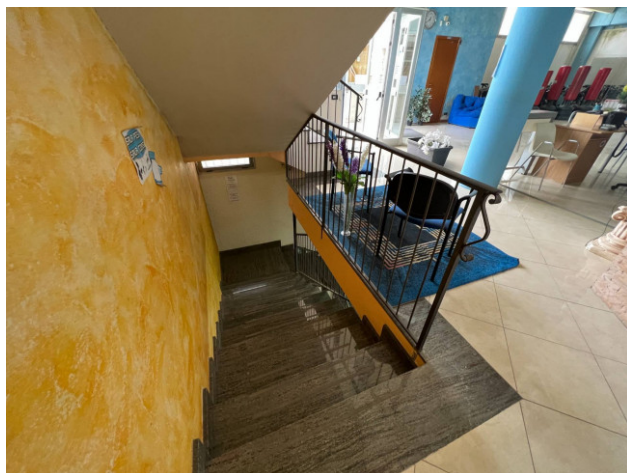
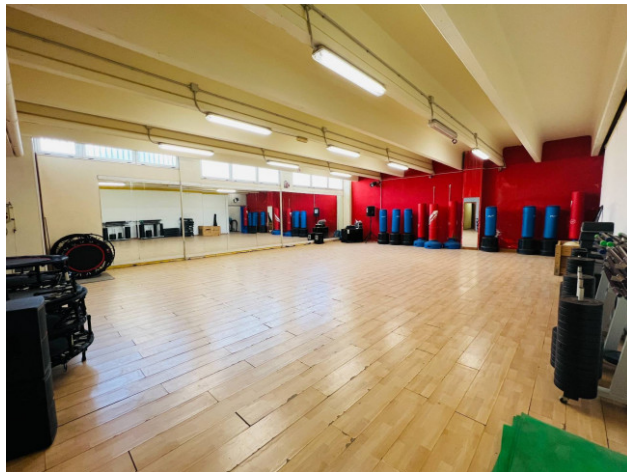
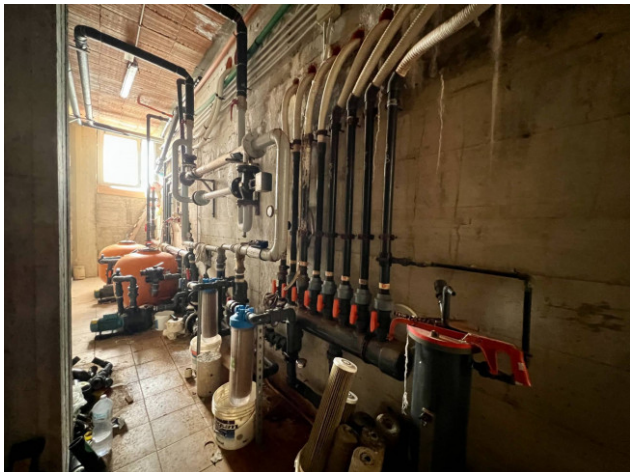
Total sqm: 1.300 sq.m.

Rooms: 10

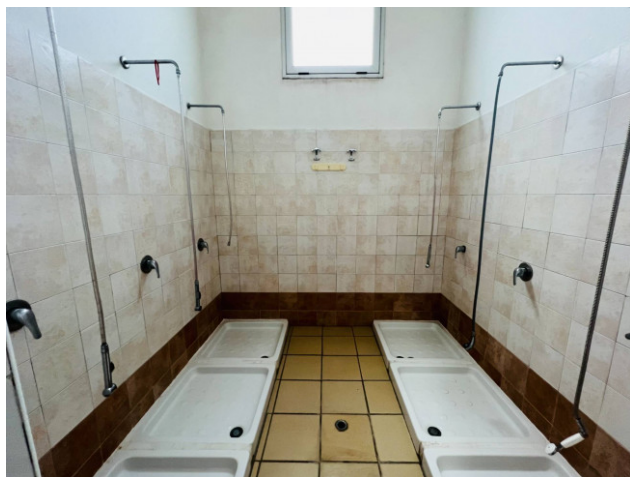
Internal condition: Good

Independent heating: Heating

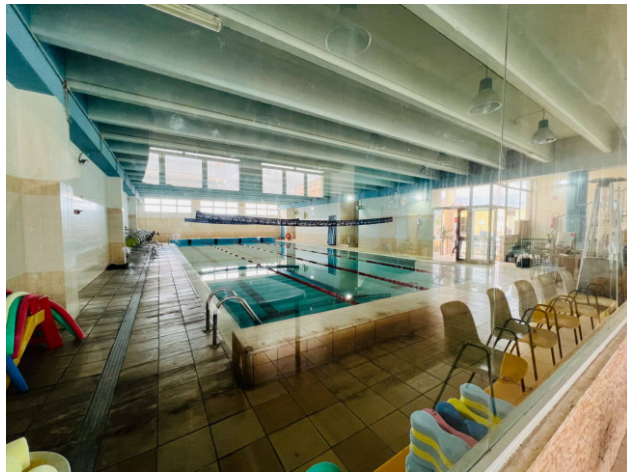


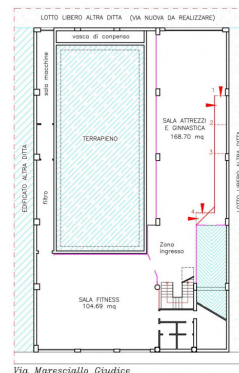




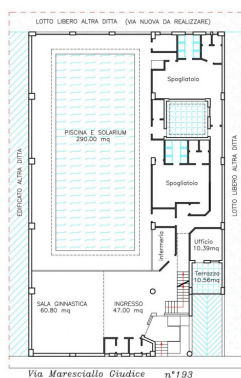




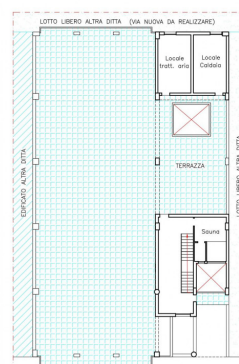




PIANTA PIANO SEMINTERRATO  
Scala 1:200



PIANTA PIANO RIALZATO  
Scala 1:200



PIANTA PIANO PRIMO  
Scala 1:200