

# 31 Bedroom Hotel - San Eugenio Alto - Florida Park - 8008

Property type	<b>Hotel</b>		
Location	<b>San Eugenio Alto, Adeje</b>		
Complex	<b>Florida Park</b>		
Pool	<b>Communal pool</b>		
Views	<b>Mountain view, Partial ocean view, Complex view, Garden view, Pool view, Street view</b>		
Sale	<b>5 750 000 €</b>	Reference	<b>8008</b>
Land	<b>1986m<sup>2</sup></b>	Built area	<b>3280m<sup>2</sup></b>
Living area	<b>2500m<sup>2</sup></b>	Terrace	<b>Yes</b>
Garden area	<b>Yes</b>	Kitchen	<b>Open-plan</b>
Bedrooms	<b>31</b>	Bathrooms	<b>0</b>
Floor	<b>8</b>	Furniture	<b>Partly</b>

For sale an aparthotel with 31 apartments, in the center of Costa Adeje, San Eugenio Alto area, opposite the famous Siam Park water park. The hotel is very well maintained, it has 70% annual occupancy, there is a tourist exploitation company, the hotel is sold with the right of exploitation, the owners of 6 private apartments are not allowed to make short-term rentals on their own.

The hotel was built in 1985, on a 1986 m2 plot. The Florida Park Apartments are located within a rectangular-shaped complex, with a set of 41 apartments, distributed in two blocks. Both are dedicated to tourist exploitation, located at different levels within the same plot, which has an approximate area of 2400 m2. There are also common areas of the garden, swimming pool, solarium, etc. Both Block I and Block II can be accessed directly from two different streets. Block II is accessed through the Austria passage, being its main entrance. Block I is accessed from Calle Finlandia. Both blocks are four stories high.

In the Florida Park apartments there are three types of housing units:

- Studies: They make up a total of 21 units, distributed mainly in block II. They have an approximate useful area of 38 m2 and a terrace of approximately 9 m2. There are two types, with a small difference in their surface.
- 1-bedroom apartments. There are 15 units and they are located mainly in block I. They have a useful area of 49 m2, with a terrace of 13-50 m2. There are two types, with a difference in their distribution, although they also have more surface.
- 2-bedroom apartments. There are 5 units and they are located mainly in block II. They have

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an approximate useful area of 72 m<sup>2</sup> and a 15 m<sup>2</sup> terrace.

ON SALE:

19 studios,

6 1-bedroom apartments,

5 apartments with 2 bedrooms,

1 apartment with 3 bedrooms of 135 m<sup>2</sup>,

100 m<sup>2</sup> bar,

pool 52 m<sup>2</sup>,

solarium of 210 m<sup>2</sup>,

engine room under the solarium level of 40,26 m<sup>2</sup>,

reception of 46 m<sup>2</sup>,

commercial area / garage of approximately 200 m<sup>2</sup>.

Monthly maintenance expenses with the staff are about €8.350, payment of IBI and garbage are €11.000.



