



**Apart-hotel Villa Leonardo for investment near the sea**

*Latvia,*

<b>Price:</b>	<b>€ 1 500 000</b>
<b>Object type</b>	House
<b>House type</b>	Detached house
<b>Number of rooms</b>	11
<b>Land area</b>	4800 m2
<b>Area</b>	857.70 m2
<b>Category</b>	For sale



"Villa Leonardo" is a quiet apartment hotel for investment in a prestigious residential quarter in Ventspils.

The house is located on a spacious, picturesque territory. There are 2 buildings on the plot. Residential building in the south wing with a private terrace and a fountain. And two-storey luxury apartments with cozy rooms in the north wing. Each room has a private entrance. The living area makes it possible to accommodate from 70-90 people. Each apartment has its own fully equipped kitchen. The territory is ennobled and has its own decorative garden. Private parking near the house.

It is possible to build an adjacent utility building with an area of 160m2. High-quality finishes, furniture, decorative and functional fireplaces, high-quality German plumbing, double wooden windows.

City water and sewerage. Heating: diesel boiler, pellet boiler, as well as the possibility of electric heating. Possibility of connection to the property and city heating.

The villa is located in a stunning location:

- the Baltic Sea beach with white sand is only 250m away;
- dunes in 300m;
- the Baltic Sea coast is Staldzen with a high coast of 10km;
- water park;
- open-air maritime museum and a marine park.

The city center is only a 15-minute walk away, and a 3-minute drive away. Grocery stores, restaurants, city bus stops, and a hospital are located nearby.

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