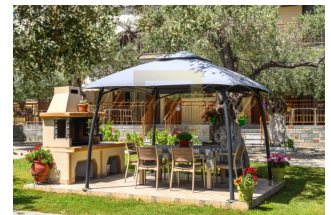
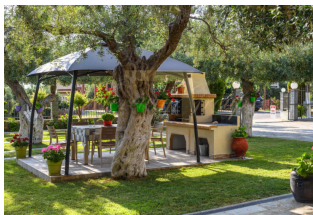




**We are pleased to present for sale a working, fully renovated in 2021 two-s...**

*Greece, Aegean Islands*

<b>Price:</b>	<b>€ 1 200 000</b>
<b>Object type</b>	Hotel
<b>Land area</b>	1105 m2
<b>Area</b>	404 m2
<b>Category</b>	For sale



We are pleased to present for sale a working, fully renovated in 2021 two-storey family hotel located 200 meters from the beach in the resort of Kinira, located on the eastern coast of the island of Thassos. It has 4 studios, 5 apartments and a detached house and two caravans. Plot area 1105 sq. m. Total built-up area 351 sq.m., net area without terraces 233.80 sq.m. Detached house 53.10 sq.m

**DETAILS: FIRST FLOOR** On this floor there are 4 studios each consisting of a spacious entrance hall with a fully equipped modern kitchenette and a separate bedroom furnished with two single and one bunk bed. All are en-suite. The studios have a large private terrace overlooking the garden. They are suitable for comfortable accommodation for up to 4 people. The floors are natural colored marble. All studios are air-conditioned. There is also an apartment on this level consisting of a bedroom, a separate room with an extendable sofa, a fully equipped kitchen and a bathroom.

**SECOND FLOOR** On the second floor there are four apartments with a wonderful sea view and of the island of Kinira. They consist of 2 rooms, one of which is a private bedroom and another one with furnished kitchenette with cooking facilities, fridge and bunk bed. Each apartment has its own bathroom. They have large panoramic terraces overlooking the Aegean Sea, a great area for dining or drinking your cocktails outside while enjoying the beautiful sea view. The apartment can comfortably accommodate up to 4 people. Room cooling is air-conditioned. All apartments and studios are comfortably furnished. They are equipped with 32" flat-screen TVs and satellite TV packages. Solar system with solar collectors with a capacity of 1000 litres. The floor coverings are made of luxury vinyl flooring by Gerflor.

**DETACHED HOUSE - 53.10 sq.m** Consisting of a bedroom with a wardrobe, a common kitchen and dining room, two bathrooms with toilets and a laundry. The floor coverings in the bedroom and bathrooms are made of Gerflor luxury vinyl flooring. Generator for electricity. Solar system with solar collectors with a capacity of 500 litres. There are also 2 caravans in the yard. There is an irrigation system. And the well-constructed alleys and corners with many flowers add extra beauty to this wonderful property. There is CCTV with 5 NEST cameras. WiFi network throughout the property. Separate storage rooms 22 sq.m. A hydrophone system was built with a 4000 liter tank, with an electric water pump included in the building installation. Completely renovated in 2021 with replaced electrical and plumbing systems. Lightning conductors on roof and grounded. The yard is sunny, with many olive trees and a variety of deciduous and coniferous plants, richly landscaped and well maintained, with various recreation areas, two barbecue areas, and parking for eight cars. This villa represents a prime investment opportunity, ideal for those looking to capitalize on Thassos booming tourism industry. Whether you wish to maintain the current business model or explore new growth avenues, this property offers significant potential for high returns. Capitalize on



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high tourist demand, with a remarkable occupancy rate ranging from 95% to 98% during the peak season. In recent years the island of Thassos has become a fast growing and popular tourist destination. All this, along with the wonderful nature and Mediterranean climate make this property a good investment. All documents and projects for the sale are available. The property is for sale furnished.

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