

DP-GR05150/DPS\_541

# Luxury 4-star hotel in Ioannina in Ioannina, Ioannina

Ioannina, Ioannina Hotel

Price

**€4,500,000**

\* Not Subject to VAT

## Description

Luxury 4-star hotel for sale at the 14th km of the Ioannina–Athens National Road, directly opposite IKEA, in a prime location with immediate access to the highway. The hotel has been fully operational since December 2013 and is situated on a 10,000 sq.m. plot, of which approximately 6,000 sq.m. have already been developed, while the remaining 4,000 sq.m. offer significant potential for further expansion and development. The property features 30 fully equipped rooms with a total capacity of 80 beds, spread across 4 floors, offering modern facilities and high-quality infrastructure. Hotel amenities include an outdoor swimming pool with pool bar, indoor heated pool, fully equipped Spa with hydromassage, sauna and hammam, gym, restaurant, bar, professional kitchen, event venue and congress hall, as well as underground indoor parking. In addition, the property includes extensive auxiliary areas such as storage rooms, laundry facilities, boiler room and administrative offices. The hotel operates with advanced energy-efficient systems including geothermal energy, a 40KW photovoltaic system for self-consumption, solar panels, LPG, autonomous air conditioning in every room and a backup power generator. It also features 3 electric vehicle charging stations. An outstanding investment opportunity, ideal both for immediate operation and for further high-end tourism development.

### MAIN FEATURES:

**Internal area**

6,000m<sup>2</sup>

**Bathrooms**

N/Z

**Covered Verandas**

N/A m<sup>2</sup>

**Floor**

N/A

**Parking Spaces**

N/A

**Furnished**

Yes

**Energy Class**

Under Issuance

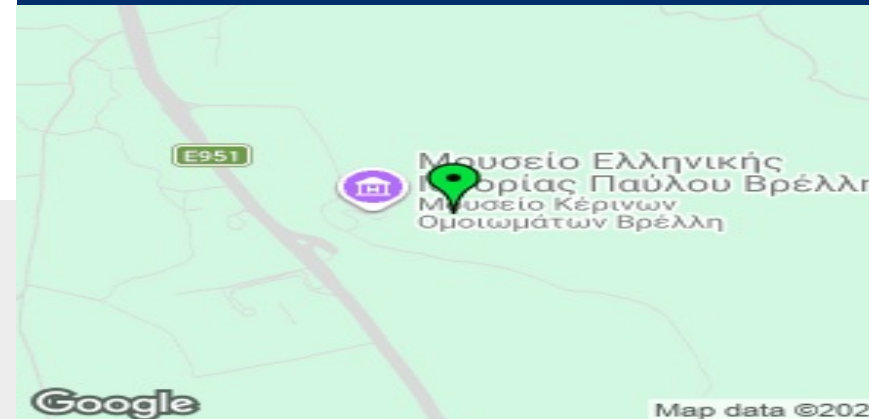
# Property Details

- Air Conditioning
- Alarm System
- Ensuite Toilet
- Jacuzzi
- Central Heating
- City View
- Fireplace
- Barbeque Area
- Swimming Pool
- Double Glaze Windows
- Roof Garden
- Countryside
- Guestroom
- Basement
- Dining Room
- Showroom
- Barbeque Area
- Raised Floor
- Storage room
- Shower
- Gym
- Kitchen
- Spa
- Solar Heater
- Photovoltaic System
- Garden
- Near Beach
- Near Public Park



# Unlock Your Investment Potential

Location:





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