



corpo 2

corpo 3

Turnkey boutique hotel with private beach.

corpo 1

parcheggio



E&V ID OI-ISI-423

Via Mar Tirreno – Fontane Bianche – Syracuse

Overview of the property

Price

3.800.000 €

Inner Surface

appr. 587 sqm

Keys

9

Outer surface

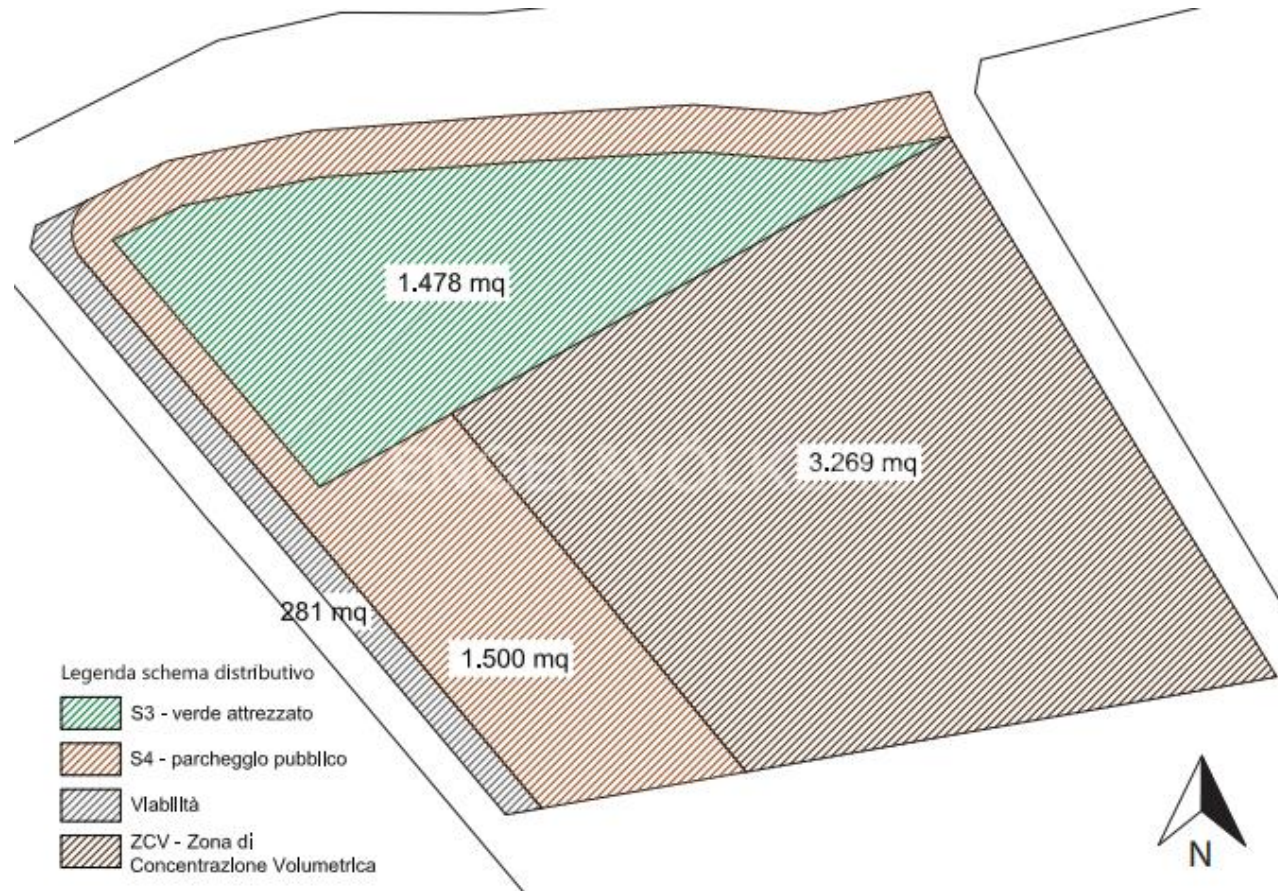
appr. 2612
sqm

Surface facing the sea

appr. 800
sqm

Turnkey boutique hotel with private beach.

Property details (Technical specifications / Equipment)



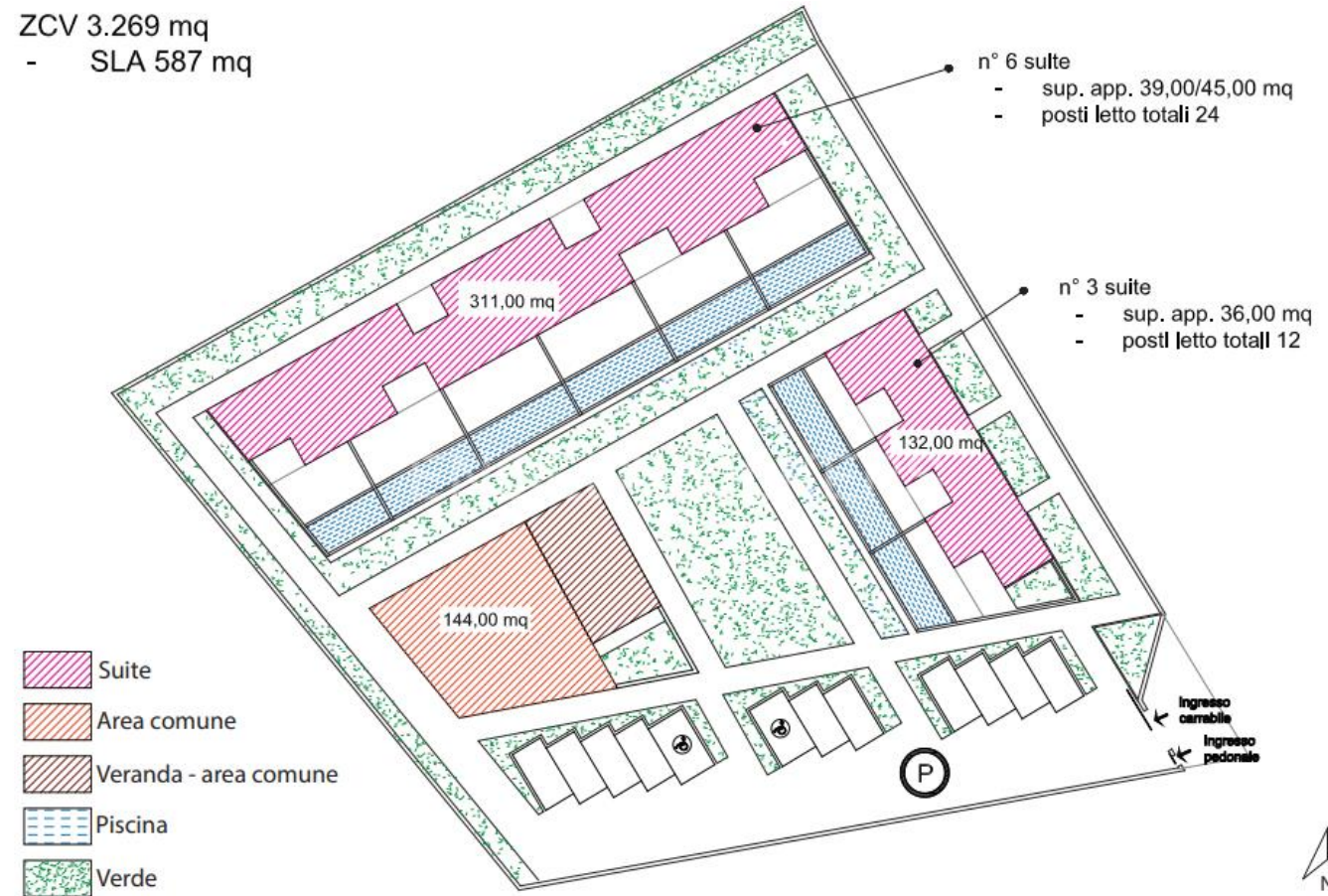
Cadastral category	D2
Buildings (nr.)	3
Hall (nr.)	1
Reception (nr.)	1
Breakfast room (nr.)	1
Relaxation room (nr.)	1
Office (nr.)	1
Deposit (nr.)	1
Keys	9
Swimming pool ((nr.)	9
Stars	4

Description of the project

The project involves the creation of a boutique hotel of approximately 587 square meters surrounded by a garden of about 2112 square meters, including approximately 500 square meters of parking and a seaside area serving the accommodation facility of about 800 square meters. Specifically, the covered area will be divided into three buildings as follows:

- Building 1, approximately 145 square meters with a veranda of about 70 square meters, houses the common area, including the lobby, reception, breakfast room, relaxation room, toilets, changing rooms, staff facilities, office, storage, and ancillary rooms. An external staircase leads to the panoramic terrace, which features a drink bar and lounge area;
- Building 2, approximately 311 square meters with external terraces of about 400 square meters, accommodates 6 suites ranging from approximately 39 square meters to 45 square meters. Each suite is equipped with a bedroom, bathroom with shower, living room with sofa bed, table, chairs, wardrobe, and private pool;
- Building 3, approximately 132 square meters with external terraces of about 90 square meters, hosts 3 suites of approximately 36 square meters each, featuring a bedroom, bathroom with shower, living room with sofa bed, table, chairs, wardrobe, and private pool;
- The seaside area will be used as a solarium exclusively for

ZCV 3.269 mq
- SLA 587 mq



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Description of the location

Fontane Bianche is located on the Ionian coast south of the city of Syracuse. In the winter season, it has a population of about a thousand inhabitants, which significantly increases during the summer season as it is a holiday destination. The locality and the beach are named after the numerous freshwater springs that flow on the seabed. The beach is approximately 1,200 meters long, with white sand and a transparent sea that gently slopes, suitable for people of all ages, thanks also to the warm water temperature. In summer, there are both free-access sections of the beach and several equipped bathing establishments. The nearest major cities are:

Syracuse: 12 km

Noto: 24 km

Catania: 77 km

Ragusa: 84 km

Comiso: 100 km

Messina: 173 km.



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Image Gallery



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Image Gallery



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Image Gallery



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Image Gallery



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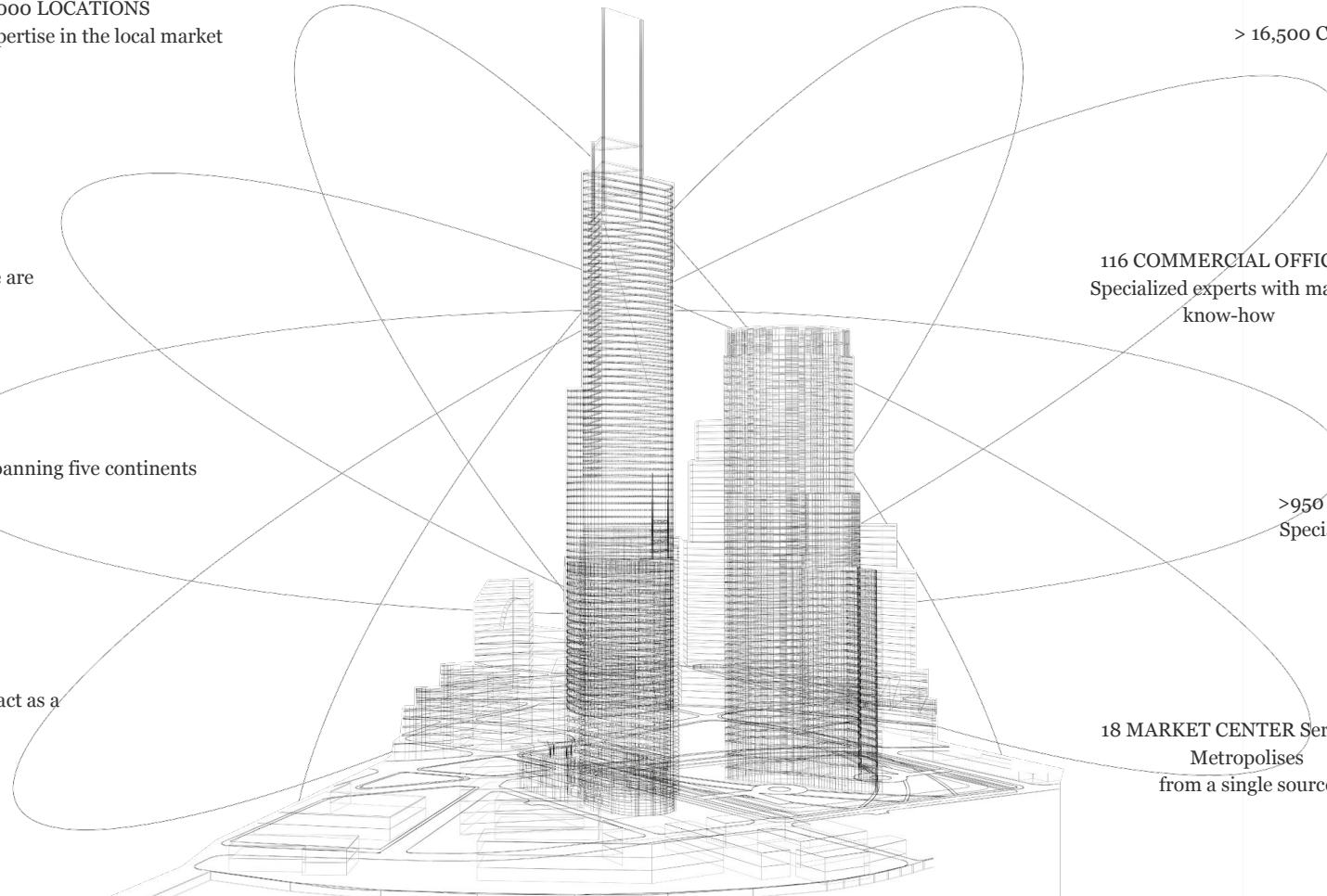
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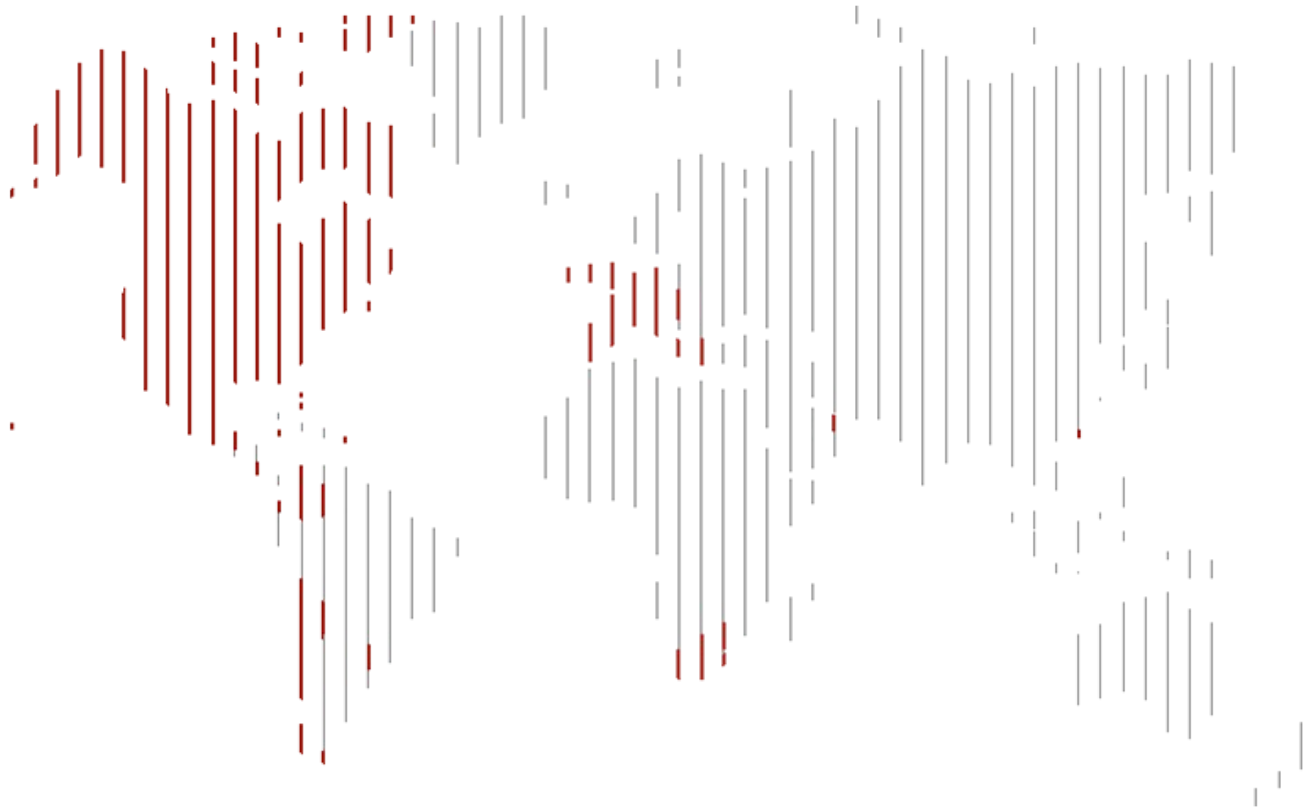
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Mediation fee and further information

MEDIATION FEE

The mediation assignment with our agency and/or our real estate agents is formalized with the stipulation of an agreement or with the use of the services listed in our brochure of services, in our real estate sheets and related clauses. The brokerage fee (commission) paid by the Buyer is 4% plus VAT as required by law, calculated on the purchase price of the property. The right to commission accrues when the Buyer becomes aware of the acceptance of his purchase offer by the Seller. The commission will be paid by the Buyer at the same time as the signing of the preliminary contract of sale (compromise). The gross amount of the commission may vary in the event that there is a VAT adjustment. Deux Srl and its real estate agents, if any, have the right to immediately demand the payment of this commission (contract in favour of third parties).

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