



COLDWELL BANKER
ITALY

Coldwell Banker Barbera Group

Via Panama, 22 - 00198 Roma

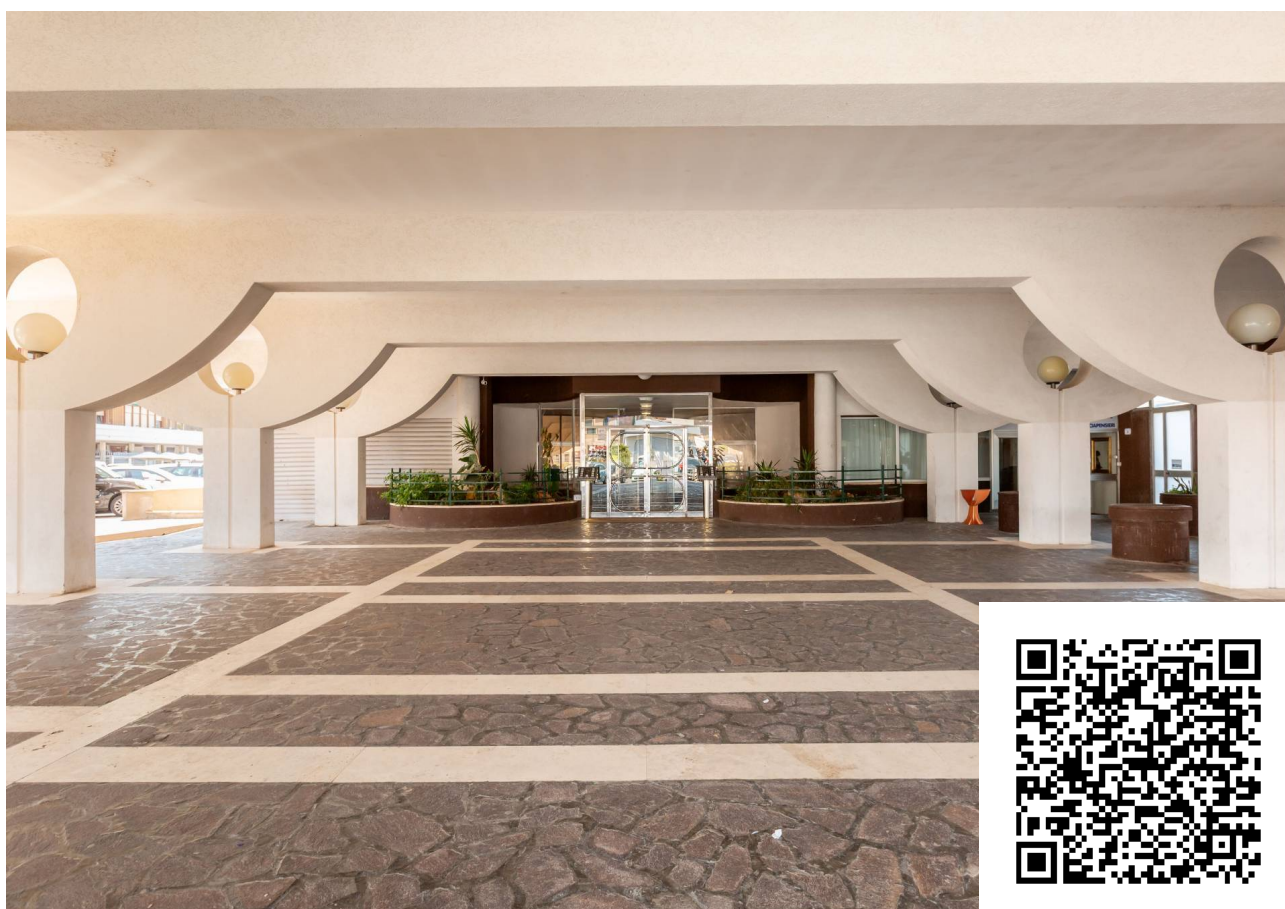
P.IVA e C.F.: 13494331005

Tel.: (+39) 06 8411681

Hotel for Sell in Nettuno - Area: Scacciapensieri

📍 Largo Giovanni XXIII, Roma, 00048 (RM)

3.500.000€



Contact info



Coldwell Banker Barbera Group

Tiziana Grilli

Phone: (+39) 06 8411681

Email: tiziana.grilli@cbitaly.it

Description

HOTEL SCACCIAPENSIERI â€” NETTUNO

For sale is a currently operational 3-star beachfront hotel in Nettuno, classified as D/2, approximately 60 km from Rome and easily accessible from the capital's airports. The property is located within the historic Scacciapensieri complex, one of the most recognizable landmarks on Nettuno's waterfront, and features 60 rooms, a restaurant, bar, lobby with reception, breakfast room, meeting room, kitchen, outdoor terraces, gardens, and service areas. The sale includes both the property and the hotel business, including all related licenses and permits. The beachfront location, size, and layout offer significant potential for development through revamping and repositioning, with potential development into a resort, family hotel, wellness & spa, or inclusion in hotel networks. Additional highlights include several currently unused areas, suitable for various uses (tennis court, soccer field, paddle tennis court, etc.), and a terrace of approximately 450 square meters, located immediately above the restaurant and suitable for events, receptions, and complementary activities. Eleven underground parking spaces located in the same building can also be purchased separately, but are not included in the sale price. Technical, financial, and management documentation is available to qualified parties upon signing a non-disclosure agreement (NDA). A second beachfront hotel is available in the same location, which can be purchased separately or together, with the possibility of evaluating a larger-scale operation in the area (for a total potential of 84 rooms). For further information, please contact the agency.

Details

 Property ID: CBI100-686-290906	 Surface: 1350.00 m²
 Rooms: 80	 Bathrooms: 65
 Energy Class: E EP glnr: 199.99 kwh/m²	

Property Features

 Floor: Multi-story	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 1350.00 m²
 Rooms: 80	 Bathrooms: 65
 Kitchen: Habitable	 Position: Seafront
 Garden: Private,	

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images



