GLORIOUS CREW
INTERNATIONAL REAL ESTATE

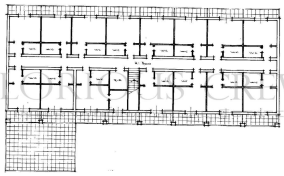
CODE: 3551 **€ 5.200.000,00**







PIANO PRIMO



1. Description
Overlooking the crystal-clear sea of Elba Island and surrounded by the lush pine forest of Cavo di Rio Marina, just 200 meters from the beach and the marina, a short walk from the town center and only ten minutes from the long pier where ferries and hydrofoils from the mainland dock, we present a hotel and tourist accommodation complex.
It consists of two main buildings, each with two floors above ground plus large basements and attics, a third single-story building with basement, and two additional accessory units.
The hotel, fully operational today, includes 60 rooms divided into three categories, spacious common areas, a large restaurant with terrace, breakfast room with veranda, a three-level garden overlooking the various buildings, a fully equipped professional kitchen, parking area in front of the entrance, and a private beach under agreement.

2. Connections
Cavo di Rio Marina, now a hamlet of the municipality of Rio, is the Elban port most easily and quickly reachable from the mainland and offers the safest and most sheltered route even in winter weather conditions.
It is connected to Piombino by a fast motorboat line (passenger only) operated by Toremar, with an average of six daily trips - increasing to hourly frequency during the summer season; the crossing takes about 15 minutes.
Twice a day, it is also directly served by car ferries operated alternately by Toremar or Mobylines; the crossing time is about 40 minutes.
Upon arrival in Cavo, Hotel Marelba can be reached in less than a 10-minute walk, with shuttle service for guests and luggage provided at ferry arrivals.
Alternatively, more frequent ferries arrive at the nearby port of Rio Marina, from which Cavo is about 15 minutes away by car; the crossing takes approximately 55 minutes.

Reason: sale

Type:

Address: -

Region:

Province: Livorno

Municipality: Rio

Total Square Meters: 3500

Bedrooms: 0

Bathrooms: 0

Rooms: 0

Age Construction: -

Box: -

SQ.MT. Covered: -

SQ.MT. Not Covered: -

State Of Preservation: Good

Level: Piano terra

Total Floor: 0

Lift: -

Address: No

Current Status: Good

Condominium Cost: -

Exopsition: -

Balconies: -

Kitchen: -

Terrace: -

Garden: -

EPI: -

Cellar: -