

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3743

€ 10.800.000,00

Sale of previously leased hotel property - Nembro (BG) - Long-term lease agreement in place

In the picturesque hillside setting of Nembro, just outside Bergamo, we offer for sale a prestigious hotel property, a benchmark in Bergamo's hospitality scene for years.

The sale relates exclusively to the buildings and land owned by the property and excludes the hotel business, staff, licenses, brands, systems and management which are the property of the tenant, a leading hotel operator, with whom a multi-year rental contract is in place.

The investment therefore presents an opportunity to acquire income-generating real estate, with a qualified tenant and guaranteed management continuity.

The asset includes the hotel complex set within a real estate complex of approximately 50,000 square meters in total, including buildings, appurtenant areas, and owned land.

Thanks to its panoramic location, the property's recognizability, and the presence of a highly reliable tenant, the transaction represents a highly attractive investment opportunity for operators and investors seeking income-generating real estate assets in the hospitality sector.

Another valuable asset is the property's strategic location, close to Bergamo-Orio al Serio Airport and the main motorway junctions that quickly connect the area to major national and European routes, ensuring excellent accessibility for both business and leisure travelers.

Further financial information, technical documentation, and details of the transaction will be made available exclusively to interested and qualified parties, subject to the signing of a confidentiality agreement (NDA).

This announcement does not constitute a public offer pursuant to Article 1336 of the Italian Civil Code and does not in any way refer to the sale of the hotel business, business unit, shareholdings, or other assets attributable to the operator of the facility.

**Reason:** sale

**Type:**

**Address:** Via Pajao

**Region:** Via Pajao, 1

**Province:** Bergamo

**Municipality:** Nembro

**Total Square Meters:** 50000

**Bedrooms:** 0

**Bathrooms:** 0

**Rooms:** 50

**Age Construction:** -

**Box:** -

**SQ.MT. Covered:** -

**SQ.MT. Not Covered:** -

**State Of Preservation:** Excellent

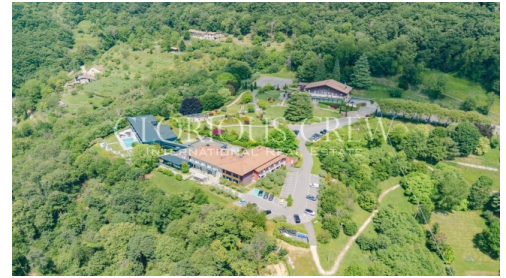
**Level:** Edificio

**Total Floor:** 2

**Lift:** -

**Address:** No

**Current Status:** Excellent



**Condominium Cost:** -

**Exposition:** -

**Balconies:** -

**Kitchen:** -

**Terrace:** -

**Garden:** -

**EPI:** -

**Cellar:** -