

**13 Salisbury House, 3 Drummond Gate, London SW1V 2HJ England**  
Tel: +44 207 801 3080 Fax: +44 207 691 7969

**Information Office**

**France:** 15 Rue Clément Bayard 92300 Levallois Paris  
Tel : +33 1 47 48 91 97 Fax : + 33 1 47 48 02 22

**Russia :** Association NORTH-WEST 3 Smolny Street 1933311 St Petersburg

**Email :** [info@advent-uk.com](mailto:info@advent-uk.com)

**Website :** [www.advent-uk.com](http://www.advent-uk.com)



**BUSINESS OPPORTUNITY N° 0001/02112005**

**Where?**

**- SPAIN / Barcelona -**

**What is it?**

**- Hotel -**



**Total surface**

1000 m2

**Price**

550 000 Euros

**State of property : Number of rooms**

Stripped

13 rooms

**Focus point : Licences for LIV BCN ?**

The building licence for a 5 stars hotel in this Area in wich no other building can get licence for hotel. The ultimate date of approval will be December 2005.

**Concept / Business Plan / Payback :**

Lease for 25 years / 2 free months / Monthly rent of 16.667 Excel. Tax.

**More about ?** Good security area, near metro.

Center location : Given the amount of high quality fish restaurants in the harbour this part of town attracts a lot of chic Catalans from the upper side, accompanied by the locals living in Barceloneta.

**DETAILS :**

Hotel "LIV BCN" is located in front of the old harbour of Barcelona, near Marina Port Vell, on the most southern part of the city.

Besides the Spanish people there is a lot of tourists attracted by the beach, of which the one in Barceloneta is the most central.

The hotel has a beautiful outlook over the harbour, the city of Barcelona and the hills of Mont Juic.

**Others informations :**

The request for the building-licence has been realised. To make changes in the distribution or any other changes won't be a problem. These changes only have to be registered with the local government. In case you want to add rooms you can easily come to a number of 20 rooms by changing repeating the distribution of the first floor on the 2nd,3rd, 4th floor.