

Gracia Hostel Opportunity

Prime location Hostel and ongoing business opportunity.

OPPORTUNITY TO OWN YOUR OWN HOSTEL BUSINESS IN THE HEART OF EXCITING
BARCELONA, SPAIN:

Enjoy a rare opportunity to own and run your very own turnkey, profitable hostel not only in the heart of Spain's bustling cosmopolitan city of Barcelona, but in the center of Gracia-district. This authentic Barcelona neighbourhood characterised by small cobblestone streets, independent grocery stores, boutiques, and local restaurants, offers tourists prime location at a budget price.

Up for sale is the property of 450m² and 64 beds business ideal for a live-in owner(s) operator. This hostel is situated near all major tourist attractions and destinations, as well as a walking distance to outdoor continuous cafes and entertainment.

In addition to its location, all possible forms of mass transportation (metro, city bus, Barcelona Bus Turistic and taxis) are in "almost front door" close proximity. Europe's most controversial church, La Sagrada Familia - the lifetime work and final resting place of Gaudi, world famous artist that inspired Dali - (is a mere 15 minute walk from the hostel).

Occupancy rate is anywhere between 80-97% occupancy rate (seasonal) - with periodic full bookings.

All licences, permits and book-keeping accounts are available for review.

The Opportunity Gracia Hostel

Purchase Price

Purchase Price	1,300,000€
Hostel Size	450m ²
Beds	64
Bedrooms	14
Bathroom	4
Communal Lounge	
Communal kitchen/Restaurant	

Homage to Catalonia

Outstanding Location for Maximum Income Opportunity



Summary of investment opportunity:

- Hostel business for sale with proven track record and business accounts
- 64 independent beds
- Location within 5 minutes walk to Metro
- Location within 20 minutes Metro to all key tourist destinations including, Park Güell, La Rambla, La Sagrada Familia and Barcelona beach
- Organic growth through regional property price increases and ongoing forecast price increases through the next 5 years
- 20 minutes drive to Barcelona international Airport
- Purchase price offers strong investment return year on year
- Proven strong business
- **OUTSTANDING INVESTMENT OPPORTUNITY**

