Matera – Basilicata

PALAZZO GATTINI 5 STAR HOTEL ANCIENT NOBLE PROPERTY

Property ID: IT23294878



PURCHASE PRICE: 14.000.000 EUR

Property ID: IT23294878 - 75100 Matera – Basilicata

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: IT23294878 - 75100 Matera – Basilicata

At a glance

Property ID	IT23294878
Type of parking	20 x Other

Purchase Price	14.000.000 EUR
Hospitality industry	Hotels
Total Space	ca. 2530 m²
Usable Space	ca. 2530 m²

Property ID: IT23294878 - 75100 Matera – Basilicata

Energy Data

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT23294878 - 75100 Matera – Basilicata

The property





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The property





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The property

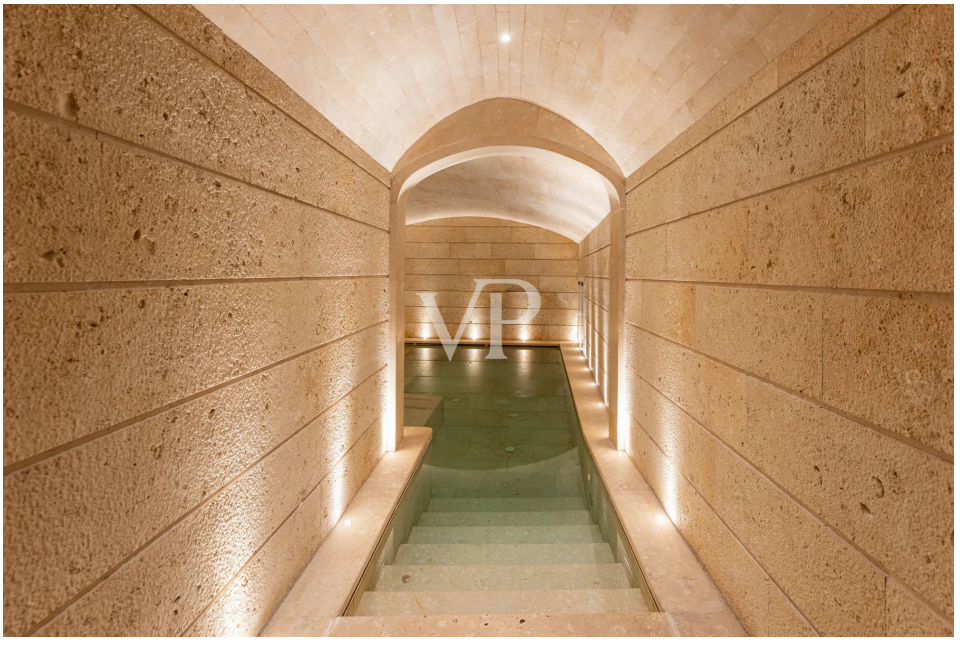




Property ID: IT23294878 - 75100 Matera – Basilicata

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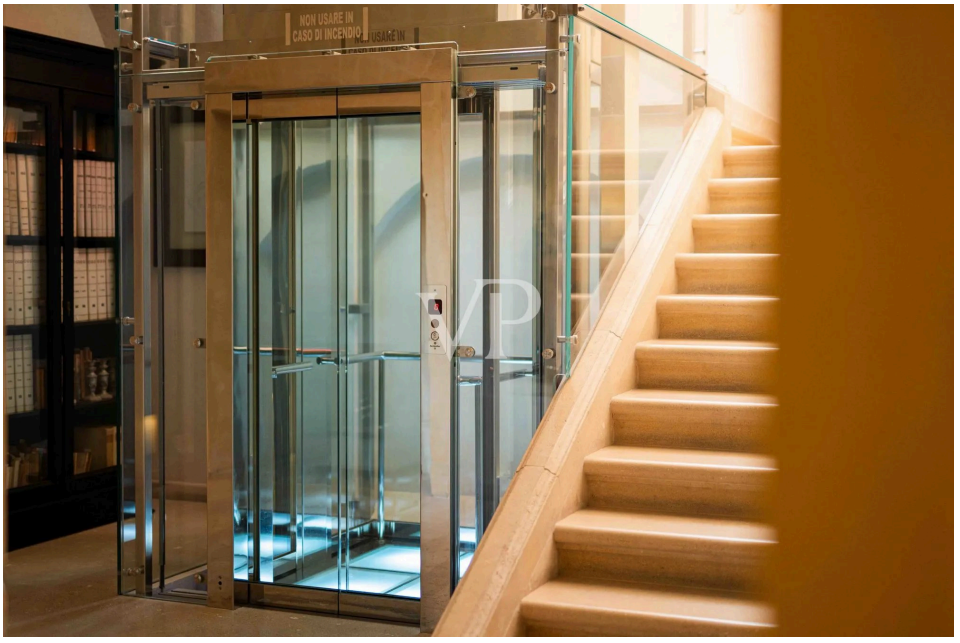




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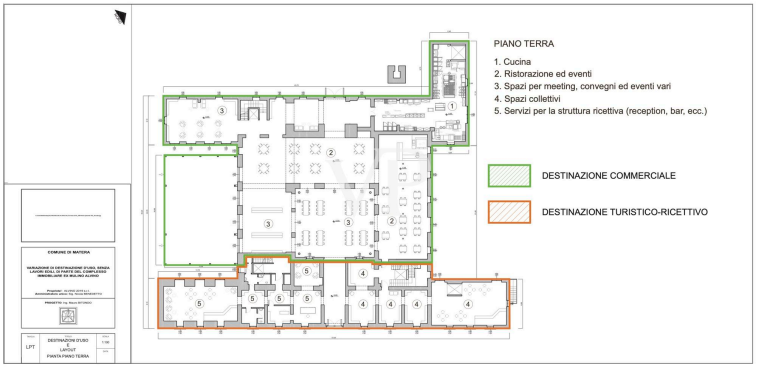
The property

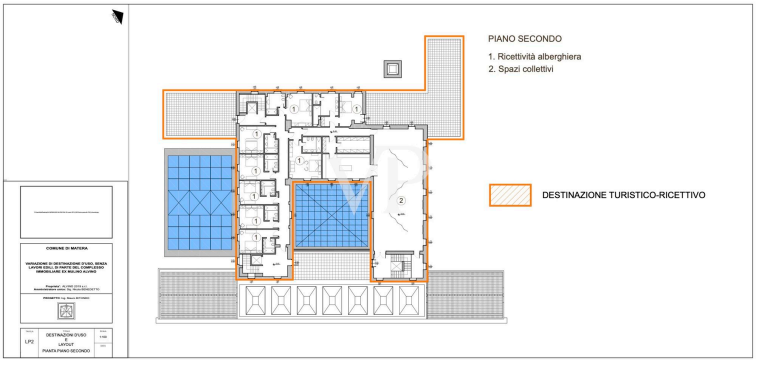


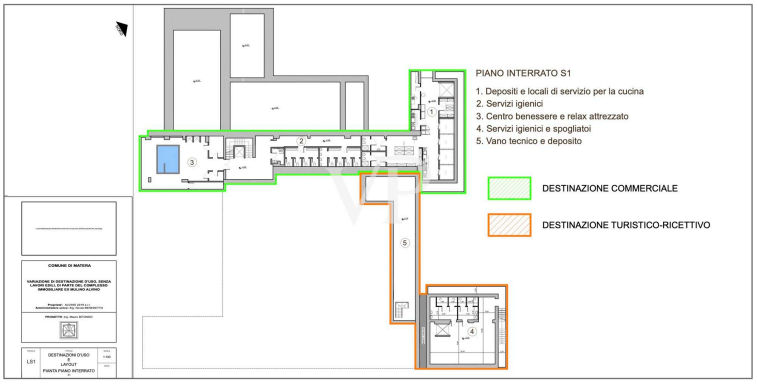


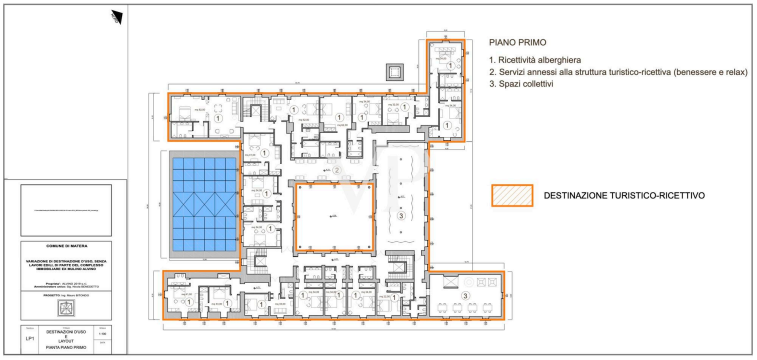
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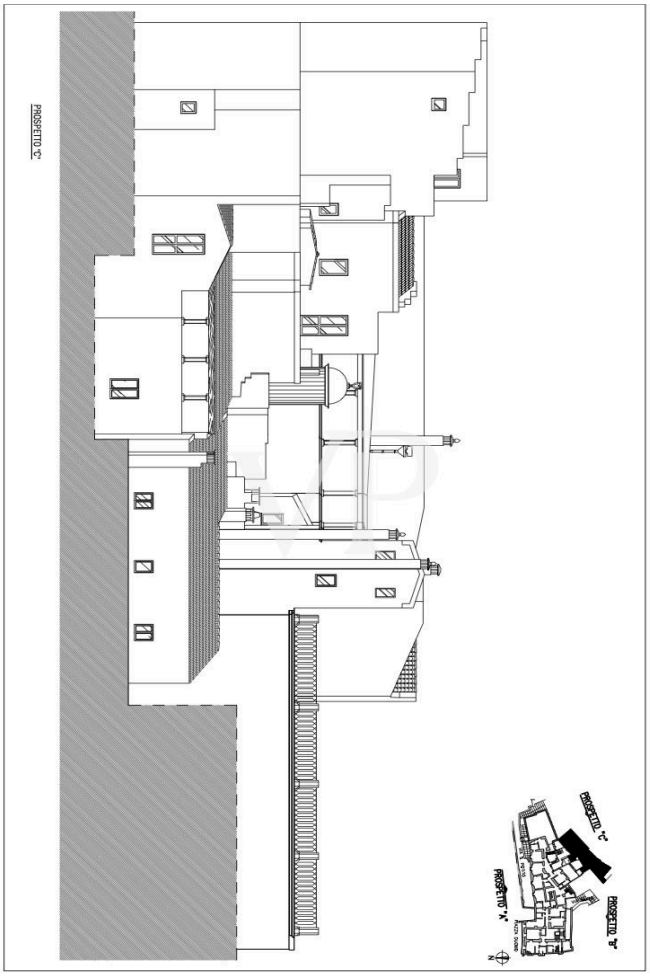
Floor plans

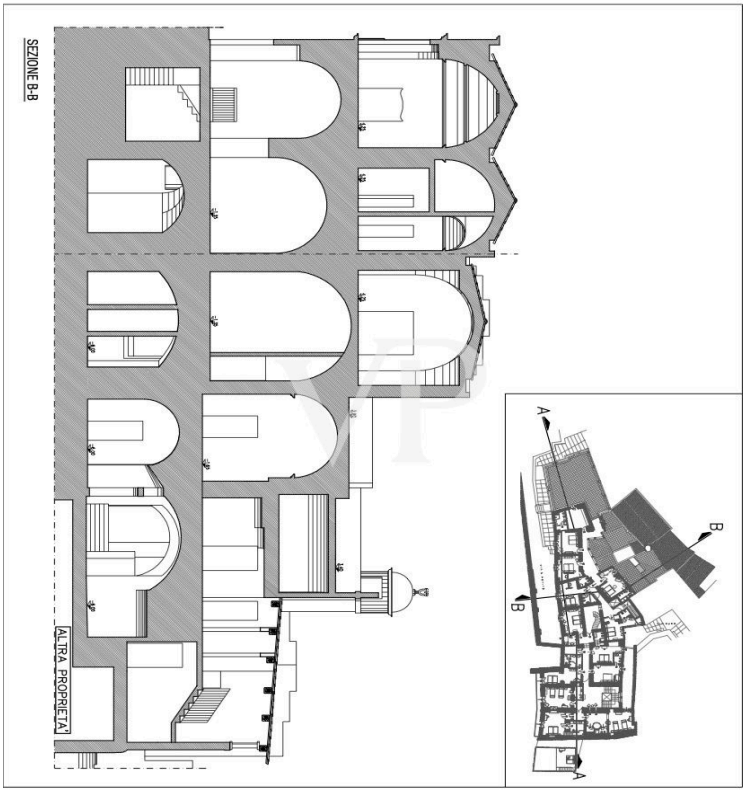


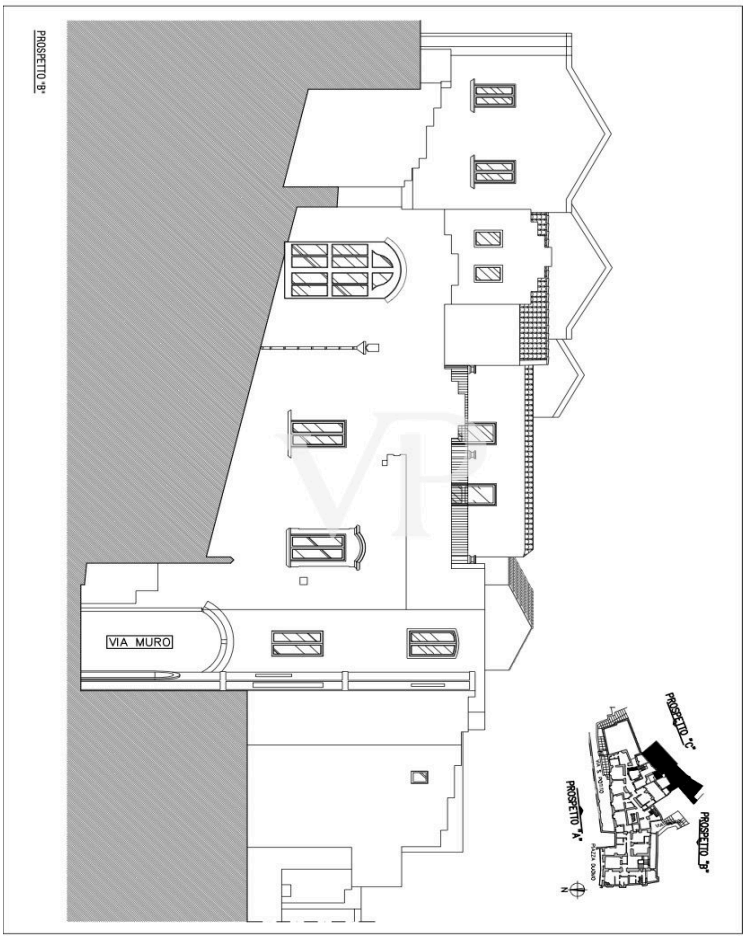


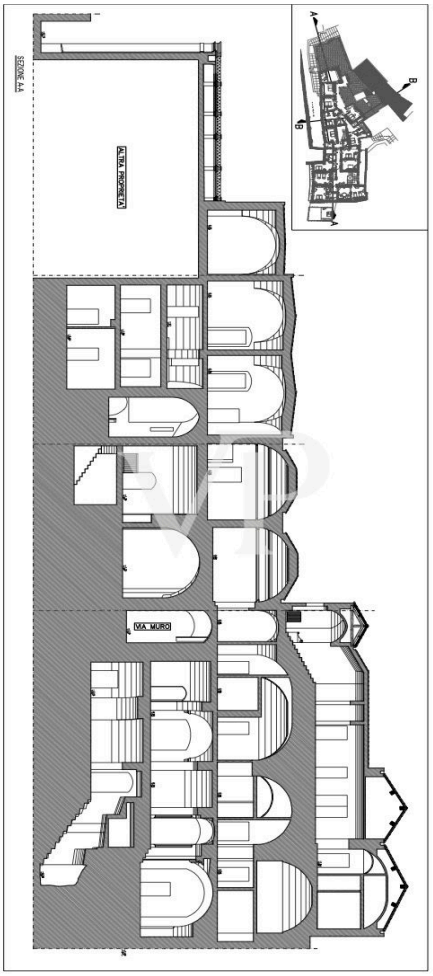

PIANO INTERRATO S1
1. Depositi e locali di servizio per la cucina
2. Servizi igienici
3. Centro benessere e relax attrezzato
4. Servizi igienici e spogliatoi
5. Vano tecnico e deposito
DESTINAZIONE COMMERCIALE
DESTINAZIONE TURISTICO-RICETTIVO
COMUNE DI MATERA
LS1
DESTINAZIONI D'USO
LAYOUT
PIANTA PIANO INTERRATO

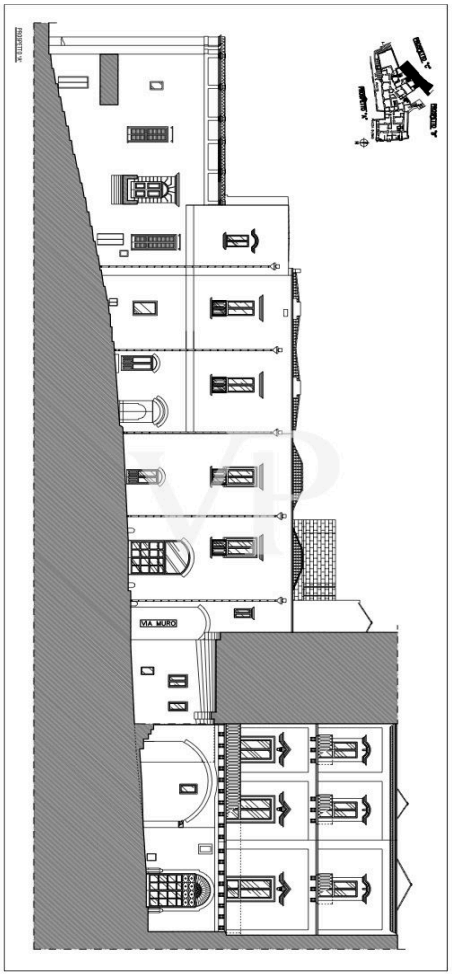

PIANO PRIMO
1. Ricettività alberghiera
2. Servizi annessi alla struttura turistico-ricettiva (benessere e relax)
3. Spazi collettivi
DESTINAZIONE TURISTICO-RICETTIVO
COMUNE DI MATERA
LP1
DESTINAZIONI D'USO
LAYOUT
PIANTA PIANO PRIMO


PROSPETTO 'C'
PROSPETTO 'C'
PROSPETTO 'A'
PROSPETTO 'A'


SEZIONE B-B
ALTRA PROPRIETÀ
A
B
B
A


PROSPETTO "B"
VIA MURO
PROSPETTO "C"
PROSPETTO "A"
PROSPETTO "D"
N


VIA MURO



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

We offer for sale ancient palace currently redeveloped into luxury hotel. The structure comes from ancient noble families "i Conti Gattini" and currently, after careful renovation and redevelopment, has been transformed into Hotel.
The Gattini Palace is spread over 4/5 levels. From a basement floor 1) elevation -12.65 (hypogea); underground rooms have been obtained and used as technical rooms, water plant for drinking water, fire-fighting, cellars and storage rooms.
2) basement floor at elevation -3.45m. there are on this floor various rooms with the following destinations: BODY A: bar, technical rooms and toilets; BODY B: wellness center, toilets No. 2 hotel rooms, dressing rooms, technical rooms and cellar serving the restaurant on the upper floor. 3) first floor has a height of +4.90 m. The rooms on this floor are intended for rooms, is part of the floor a covered terrace, by way of common space. 4) Second floor with a height of 11.25 m. The premises present on such floor are intended for rooms with a waiting room and services.
The structure has a utility of 2530 sq m.
Thus, the whole building consists of 20 rooms including 4 suites, 1 pool suite, 4 junior suites, 11 deluxe, with a total of 41 beds.
The property is located in the town of MATERA, in Piazza DUOMO and is easily accessible by any means. It is also located in the medieval context of the ancient walls overlooking the historic Sassi districts, recognized by UNESCO, a world heritage site.
The property is currently leased at the annual rent of € 500,000.00 + VAT.

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Details of amenities

Outdoor electrical cabin, for power
Natural gas heating system
Heating is by phon coil powered by electricity.
For fire-fighting : water hydrant boxes according to standards with powder and/or co2 fire extinguishers.
The hotel is furnished with smoke detectors present in common parts and rooms.
PALAZZO GATTINI, has cabling with outlets in all rooms for ethernet connection for both cable and wi-fi, with fiber optics.
TV system in all rooms with reception of terrestrial and satellite channels.
Smoke detectors in both common areas and rooms.

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All about the location

Piazza Duomo 13, MATERA. The structure was built in the 1700s and has remained original to the present day. It was built mainly of masonry, wood and tuff stone, fitting harmoniously into the historic center of
Matera and was later named a world heritage site.
Palazzo GATTINI, belonged to one of the noble families of Matera, called "Conti GATTINI."
In structural analysis, the building is located in an area with low seismic hazard.

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Other information

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Contact partner

For further information, please contact your contact person:

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