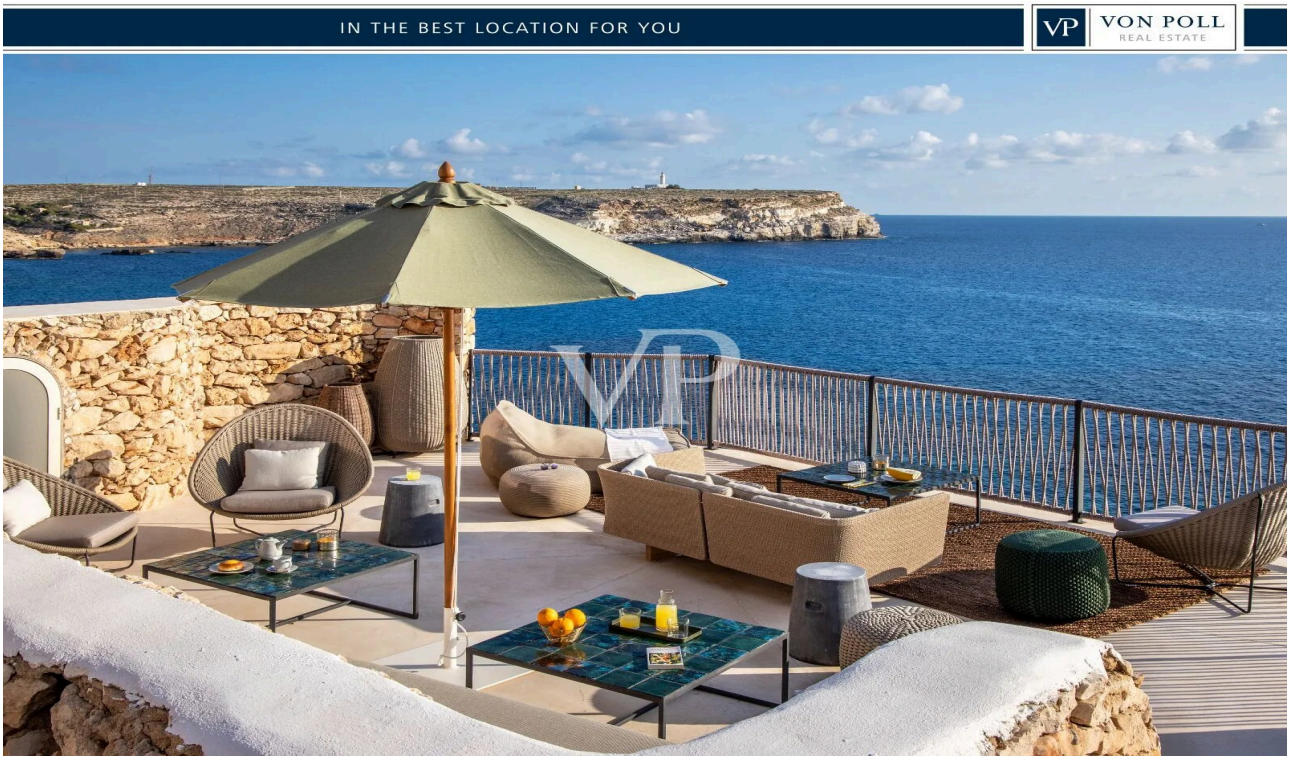
Lampedusa – Sizilien

Lampedusa, the soul of a Mediterranean home in the heart of an exclusive resort

Property ID: IT264923222



PURCHASE PRICE: 9.750.000 EUR • ROOMS: 26 • LAND AREA: 1970 m^2

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At a glance

Property ID	IT264923222
Rooms	26
Bedrooms	15
Bathrooms	15
Year of construction	1974

Purchase Price	9.750.000 EUR
Hospitality industry	Hotels
Total Space	ca. 1020 m²
Condition of property	Modernised
Usable Space	ca. 725 m²

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Energy Data

Energy certificate valid until	12.10.2029

Energy Certificate	Energy demand certificate
Energy efficiency class	E
Year of construction according to energy certificate	1974

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The property





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A first impression

A property overlooking the Mediterranean, originally designed with the intimate and welcoming character of a private home and later transformed into an exclusive lodging facility.
The original complex dates back to 1978 and stands as an authentic testament to Lampedusa's architecture and hospitality. The property was designed and furnished like a home, with intimate spaces, natural materials, and areas designed to be enjoyed with freedom and privacy.
In 2018, it underwent a major renovation involving extensive work on the interiors and systems, while preserving the architecture, the existing layout, and the identity of the island's traditional dammusi. The project reinterpreted the property in a contemporary style and transformed it into a hospitality venue capable of offering guests the warmth of a Mediterranean home combined with the amenities of a resort.
Today, the property combines the authentic character of Lampedusa with tastefully designed interiors, carefully selected furnishings, design elements, and spacious outdoor areas facing the sea.
From the rooms, the view opens out onto the Mediterranean. The proximity to the water, the independent layout of the dammusi, the pergolas, and the outdoor pathways create a secluded setting where every guest can enjoy their stay with autonomy and privacy.
The resort features 10 exclusive rooms with a total of 26 beds, all located on the ground floor and distributed throughout the characteristic dammusi. Seven are double rooms, while three consist of two rooms—a layout particularly well-suited for families and longer stays.
The property also includes the owners' quarters with a kitchen, living room, bedroom, and bathroom, as well as spaces dedicated to management and staff.
Rounding out the facility are areas for dining and guest breakfast, a fully equipped gym, a massage room, the reception desk, a laundry room, and additional service areas.
The resort's intimate size allows for private and personalized hospitality. Guests do not perceive the property as a hotel, but rather as a Mediterranean home where they feel welcomed while maintaining their independence.
The dammusi are the complex's distinctive architectural feature. Stone, wood, iron, and Mediterranean hues define elegant and natural spaces that are deeply rooted in the local landscape.
The 2018 renovations also included upgrades to the plumbing, electrical, and HVAC systems. The property features energy-efficient systems, low-energy lighting, and solar thermal panels for hot water production.
The outdoor spaces are an integral part of the property. Pergolas, walkways, Mediterranean vegetation, panoramic terraces, and areas dedicated to relaxation connect the various dammusi and allow guests to fully experience the island's

landscape and climate.
The complex is situated on a lot of approximately 1,970 m² and comprises approximately 725 m² of gross floor area, in addition to approximately 938 m² of terraces and exclusive outdoor spaces. The indicative commercial area is approximately 1,020 m².
The property is being offered in its current condition and with its existing hospitality configuration. For the new owner, this represents an opportunity to acquire a well-known and established property, preserving its Lampedusan identity and further developing its positioning in the high-end hospitality sector, or the possibility of creating their own exclusive villa, in compliance with applicable permits.

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Details of amenities

10 rooms
26 beds
7 double rooms
3 rooms consisting of two separate rooms
Traditional dammusi
View of the Mediterranean from nearly all rooms
Owner's apartment and caretaker's room
Areas dedicated to dining and breakfast
Fully equipped gym
Massage room
Reception area
Laundry room
Areas dedicated to management and staff
Pergolas and outdoor areas
Major renovation in 2018
Potential for further enhancement as a private villa

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All about the location

An Evolving Mediterranean Destination
Lampedusa is Italy's southernmost island and an internationally renowned destination for the quality of its sea and a landscape that still retains a strong sense of identity. Light-colored rock, Mediterranean vegetation, bays, and crystal-clear waters define an instantly recognizable landscape.
In recent years, the island has also been evolving in terms of hospitality, with a growing focus on more refined accommodations, personalized experiences, and a form of tourism that goes beyond the traditional beach vacation.
Its geographic location and limited land area also make the availability of properties already integrated into the island's hospitality infrastructure particularly important.
For an investor, Lampedusa therefore represents an established destination renowned for its natural heritage, with room for hospitality projects capable of appealing to an international, high-end clientele.

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Other information

Rabbit Beach
Cala Pulcino
Cala Croce
Cala Madonna
Cala Guitgia
Cala Creta
Cala Pisana
Tabaccara
Lampedusa Island Nature Reserve
Sanctuary of the Madonna of Porto Salvo
Capo Grecale Lighthouse
Capo Ponente and Sunsets Over the Mediterranean
Porta d'Europa
Boat and Gulet Excursions Along the Coast
Snorkeling and Scuba Diving
Dolphin and Marine Life Sightings
Nesting Sites of the Loggerhead Sea Turtle (Caretta caretta)

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Contact partner

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