



**Saricley Rodriguez**

**CENTURY 21.**

Las Mercedes Bienes Raíces

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**Hotel-posada for Sale**

**Libertador, Caracas, Distrito Capital**



**Sale: \$3,950,000**

**Property type: Hotel-posada**

**Operation: Sale**

- **Land:** 625.1 sqm
- **Building:** 4,981.0 sqm
- **Bedrooms:** 60
- **Bathrooms:** 89
- **Parking lots:** 20
- **Stories:** 8
- **Condition:** Renewal
- **Number of Elevators:** 2

- Pets Allowed
- Internet
- Laundry

• Acceso al Estacionamiento: 1

- Water
- Phone
- Estacionamiento Sotano

• Puestos de Estacionamiento: 20

- Electricity
- Kitchen
- Estacionamiento Visitantes
- Reception

- Natural gas
- Dinning Room
- Tipo de Estacionamiento: 1

**Property status**

State: Renewal

Age: 50

## Description

For sale Commercial Building, located in Sabana Grande, Av. Casanova, at street level, with high pedestrian and vehicular flow.

Currently carried out for hotel use.

4,980.95 m<sup>2</sup> of Construction. (According to property document).

625.13 m<sup>2</sup> of Land. (According to property document).

Distributed over eight (8) floors, plus basement (parking).

As follows:

A) Basement (Estac.) 642.95 m<sup>2</sup>. (Approximate capacity of 20 vehicles). 642.95 m<sup>2</sup>.

B) Ground floor (reception, living room, offices and restaurant area). 638.35 m<sup>2</sup>.

C) Floors 1 to 7 (Rooms). 3,342.60 m<sup>2</sup>.

D) Floor 8 (Apartment-Hotel). 181.10 m<sup>2</sup>.

E) Floor 8 (Dining room and locker room). 177.95 m<sup>2</sup>.

TOTAL CONSTRUCTION: 4,980.95 m<sup>2</sup>.

Between 9 and 12 rooms for duplex, triple and double type apartments. For a total approx. 60 rooms.

It also has lobby areas, reception, administrative offices, kitchen, dining room, laundry area, storage rooms, and open terrace. Equipped with water tank, hydropneumatic system, boiler and more.

The property is ready to remodel to the client's taste with great potential in the area. It is ideal for adapting it to university campuses, medical services, insurance, clinics or offices, offices or simply giving it the function you want.

With easy access to main avenues and highways, nearby there are shopping centers, banks, public transportation, countless clinics, schools, pharmacies, bakeries, supermarkets, etc.

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## Location

Libertador, Caracas, Distrito Capital

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## Photo Catalog











**Avenida Jalisco Las Mercedes, Torre Jalisco Piso 6 Avenida Jalisco Las Mercedes, Torre Jalisco P, Baruta,  
Caracas, Miranda**

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Property subject to availability.

Price subject to change without notice.

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