

PARCO DEI MULINI- ECO RESORT RAGUSA IBLA

LIST OF THE PROPERTIES, PRICE LIST AND TOTAL COST OF THE PROPERTIES FOR SALE, RESTRUCTURATION COST AND TOTAL COST OF RESTRUCTURATION.

The property is composed by **7** antique stone buildings, mainly antique water mills that , with a restructuration project, will be transformed in one Hotel and 5 Villas for a total square metres of **1400,00** and almost **10.30** ectars of land, with a total accomodation of **74 pax** , plus a stable for horses and horse riding, a cross country bridle path, an helipad, parking area and other facilities.

- PROPERTY 4 AND 5, MAIN MILLS:

This property get a licence for restructuration as hotel with 7 rooms, restaurant and main lobby and reception, It consists of two main antique buildings.

415 square meters on two floors

The selling price is: **€ 400.000**

Restructuration cost is: **€ 490.00**

- PROPERTY 6, MACROSTIGMA FARM HOUSE

This property get a licence for restructuration as a villas, it consists of 3 antique buildings ,9 rooms.

394 square meters on two floors

The selling price is: **€ 360.000**

Restructuration cost is: **€ 470,00**

- PROPERTY 7, HYPOGEUS FARM HOUSE

This property consists of 3 rooms, one partly escavated in the stone, very antique building.

98 square meters

The selling price is: **€ 140.000**

Restructuration cost is: **€ 120,00**

- PROPERTY 8, PIRATELLO FARM HOUSE:

This property get a licence for a Villa with 3 rooms.

212 square meters on two floors

The selling price is: **€ 240.000**

Restructuration cost is: **€ 250,00**

- PROPERTY 9, PLATANUS ORIENTALIS FARM HOUSE

This property consists of one antique building with 3 bedrooms.

101 square meters on two floors

The selling price is: **€120.000**

Restructuration cost is: **€ 130.00**

- PROPERTY 10 AND 11, CHIARAMIDI WATER MILL

This property consists of 2 antique buildings with 5 rooms.

180 square meters on two floors

The selling price is: **€180.000**

Restructuration cost is: **€ 220,00**

TO SUM UP

The total price for the Villas is 1 460.000 000,00

10.30 ectars of irrigating land at € 35.000,00 per ectars is € 360.000,00 .

The total price is 1 820.000,00 and includes all the licensed projects, and all the amministrative costs to start immediately the restructuration of the Eco Resort.

TOTAL RESTRUCTURATION COST

Total cost for villas: € 1680.000,00

Horse stable and riding field : 124.000,00

Stone walls, landscaping and road villas :380.000,00

Villas furniture :346.000,00

Restaurant and Hotel Lobby: 90.000,00

N 30 E- bike :€ 30.000,00

N 10 Golf Car : 50.000,00

TOTAL : € 2 700.000,00

TOTAL INVESTMENT: € 4 520.000,00

ESTIMATED REVENUE FOR THE VILLAS RENTAL AND THE HOTEL FORM EARLY APRIL TO ED OF OCTOBER, BASED ON A 60% OF OCCUPANCY, WOULD BE :

the estimated gross revenue for the 1st year € 1.451.974,88

- 2nd year € 1.772.863,11

-3rd year € 1.863.783,88

-4th year € 1.925.528,73

-5th year € 1.991.607,30

-6th year € 2.066.123,69

If you are interested in the property, please send us an email on booking@eremodellagiubiliana.com

or contact the General Manager on his mobile +39 3357866837, you will receive further information and

a very detailed Business Plan.

Visit us on our web site <https://parcodeimuliniecoresort.com/parco-dei-mulini-eco-resort-ragusa-ibla/>