

**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: **€ 390.000**

**- PROPERTY 6, MACROSTIGMA FARM HOUSE**

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

**420** square meters on two floors

The selling price is: **€ 400.000**

Restructuration cost is: **€ 435.000**

**- 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: **€ 240.000**

Restructuration cost is: **€ 180.000**

**- 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: **€ 260.000**

Restructuration cost is: **€ 260.000**

**- 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: **€ 150.000**

**- PROPERTY 10 AND 11, CHIARAMIDI WATER MILL**

This property consists of 2 antique buildings with 5 rooms.

**80** square meters on two floors

The selling price is: **€ 90.000**

Restructuration cost is: **€ 135.000**

#### **TO SUM UP**

The total price for the Villas is 1 480.000 000,00

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.

#### **RESTRUCTURATION AND OTHER COST TO HAVE THE PROJECT READY**

Mansory work: €709.592,22

Hydraulic: €44.555,06

Electric: €20.253,07

Fixtures and windows: € 149.372,61

Villas Furnishing and hotel room: €495.808,93

Kitchen equipment: €79.082,00

Pools: €80.600,00

Domotics: €30.060,00

Photovoltaics: €81.699,00

Hydric, Sanitary and climatization: €300.365,34

Horse stable, paddock and riding field: € 440.000,00

N 30 E- bike:€ 90.000,00

N 10 electric Golf Car: €130.000,00

Tractors and quaddy for landscaping maintenance: €120.000,00

**TOTAL: € 2 700.000,00, Project submitted to the Sicilian Region for “Bando Turismo”, if accepted, will finance 60% in form of nonrepayable grants €1.762.604,82.**

**Therefore the real cost will be only €937.396.00**

**TOTAL INVESTMENT: € 4 520.000,00 (if financed wil be €2.437.396,00)**

**ESTIMATED REVENUE FOR THE VILLAS RENTAL AND THE HOTEL FROM EARLY APRIL TO END 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**

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