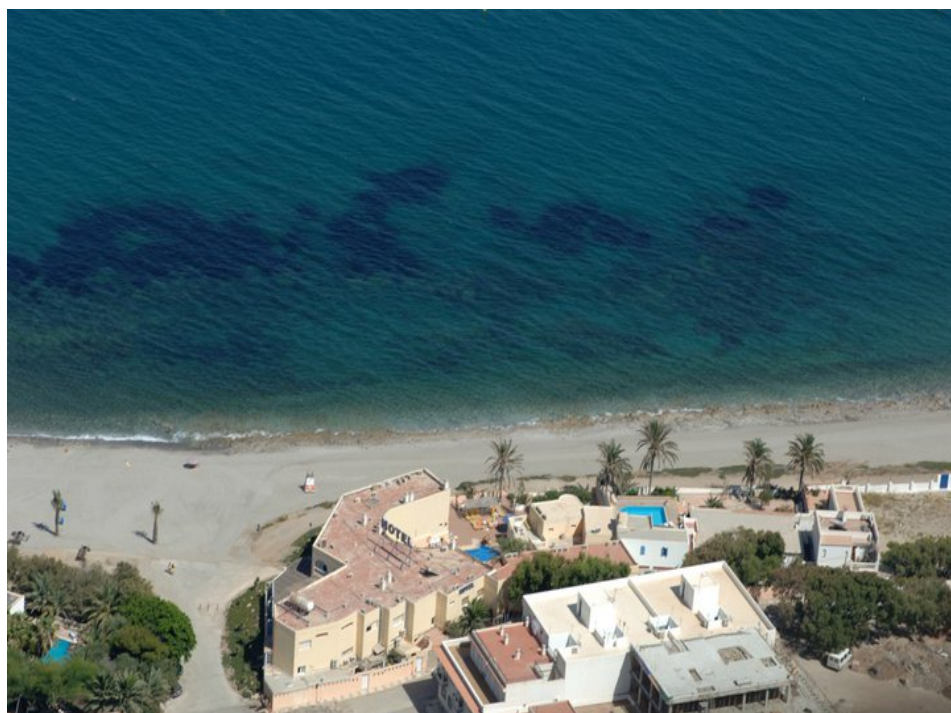


# CARBONERAS



## Ref: VZ0603 - BUSINESS

### Hotel El Dorado

<b>Bedrooms:</b>	29
<b>Bathrooms:</b>	30
<b>Toilets:</b>	
<b>Built surface:</b>	1281 m <sup>2</sup>
<b>Living surface:</b>	m <sup>2</sup>
<b>Plot surface:</b>	1544 m <sup>2</sup>

<b>Year of construction:</b>	1985
<b>Distance to the sea:</b>	5 mts
<b>Facing:</b>	EAST
<b>Furnished:</b>	YES
<b>Parking:</b>	
<b>Storage Room:</b>	YES

<b>Community fees:</b>	€/ month
<b>IBI Tax:</b>	€/ year

• Charming hotel for sale on the beachfront of Carboneras, next to Cabo de Gata Natural Park, surrounded by beautiful beaches (such as Playa de Los Muertos) and next to all kinds of services and amenities that Carboneras offers its visitors in any time of the year.

• The property has a total of 29 rooms with private bathroom divided into single, double, triple and family rooms. Rooms with terrace, sea views or on the beachfront. It also has a beautiful central area where is placed the pool that serves the hotel.

The property is completed with a beautiful restaurant with different atmospheres and a terrace on the beachfront.

• History of the Hotel:

Eddie Fowle arrived to Almeria in 1961 looking for locations for the film "Lawrence of Arabia". He then arrived at a beautiful town called Carboneras, in those years, a small fishing village and an esparto factory and he thought it was the perfect place to build the city of Acaba. There, in the dry river, they built a city bigger than the town of Carboneras.

He fell in love with this area so much that he decided to build the Hotel and his place of residence that he would share for many years with David Lean. Eddie built this charming little hotel during the filming of the Lawrence of Arabia movie and used much of the sets from movies like Franklin J. Schaffner's Nicholas and Alexandra (1971). Much of the film was shot in Segovia.

To learn more about Eddie Fowle's interesting film life, we can find the book about his life and the work he did with David Lean: A Dedicated Maniac, Memories of a film specialist.

• Built area of 1,281 m<sup>2</sup> on a plot of 1,544 m<sup>2</sup>

• For more information, do not hesitate to contact us.





#### Extras

#### Community

- AIR CONDITIONING INSTALLED
- PRIVATE SWIMMING POOL
- PRIVATE TERRACE
- FIRST LINE
- SEA VIEWS
- GOOD CONTIDION

P.V.P.

**4.000.000 €**

3.122,56 €/m<sup>2</sup>

**Taxes and title deeds expenses are not included**

#### ESTIMATED PURCHASING COSTS:

- 4000000€ P.V.P
- 280000€ 7% I.T.P (tax).
- 1.000€ Notary and titled deeds expenses.

**TOTAL: 4281000€**

\* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.

**ZAR 2010 s.l.u**

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**DISTANCIAS : CARBONERAS**

**CONNECTIONS**

**SERVICES**

**AMENITIES**

To see all pictures of this property visit our website: [WWW.ZAR2010.COM](http://WWW.ZAR2010.COM) and search Reference:: **VZ0603**

[www.zar2010.com](http://www.zar2010.com)