

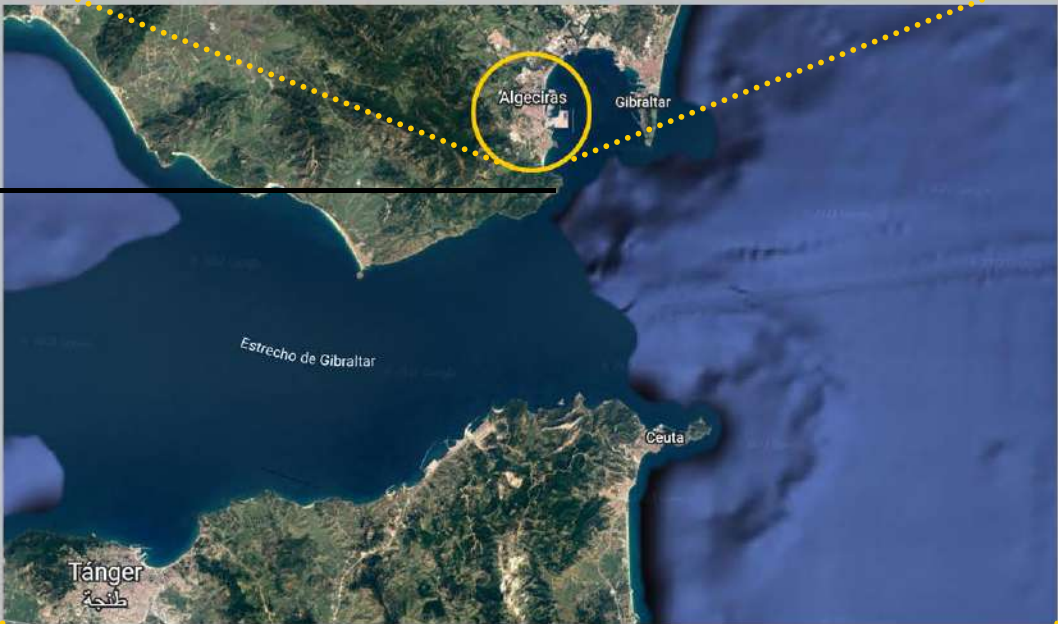
HOTEL IN THE PORT OF ALGECIRAS



LOCATION

CPP I EFFICIENCY Ranking: **1st in Europe**
and throughout the Mediterranean, **10th**
in the world.

Strategic position as gateway to the
Mediterranean



Prime **location** opposite Spain's
No. 1 commercial port

Leading port in terms of passenger
and vehicle traffic on the
peninsula. The most used route is
the one from Algeciras to
Tanger-Med, with an average
annual increase of 20%.

6 million people per year
100 millions tonnes of goods per year.
Direct link with **200 ports and 75**
countries, 4th largest commercial port
in Europe.

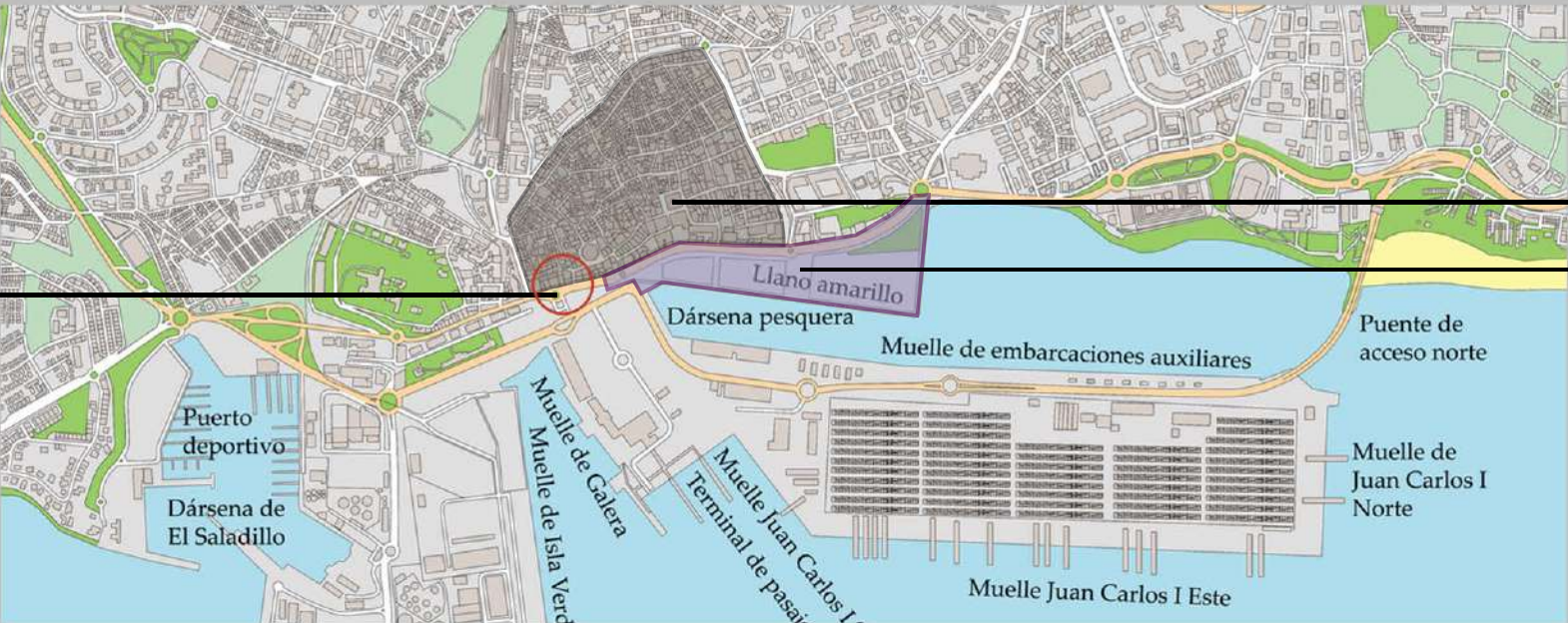
LOCATION

50 metres from the access to the **Ceuta and Tangier docks**.



300 metres from the Algeciras (AEI) **heliport**.

Taxi ranks and city bus stops at the door.



It is part of the **Historic Centre** of Algeciras.

"EL LAGO MARÍTIMO" project with a new Museum and Port Interpretation Centre. An investment of **€23,000,000**

"EL LAGO MARÍTIMO", under development, will have a conference centre, a port interpretation and innovation centre, a port museum and the future University of the Sea

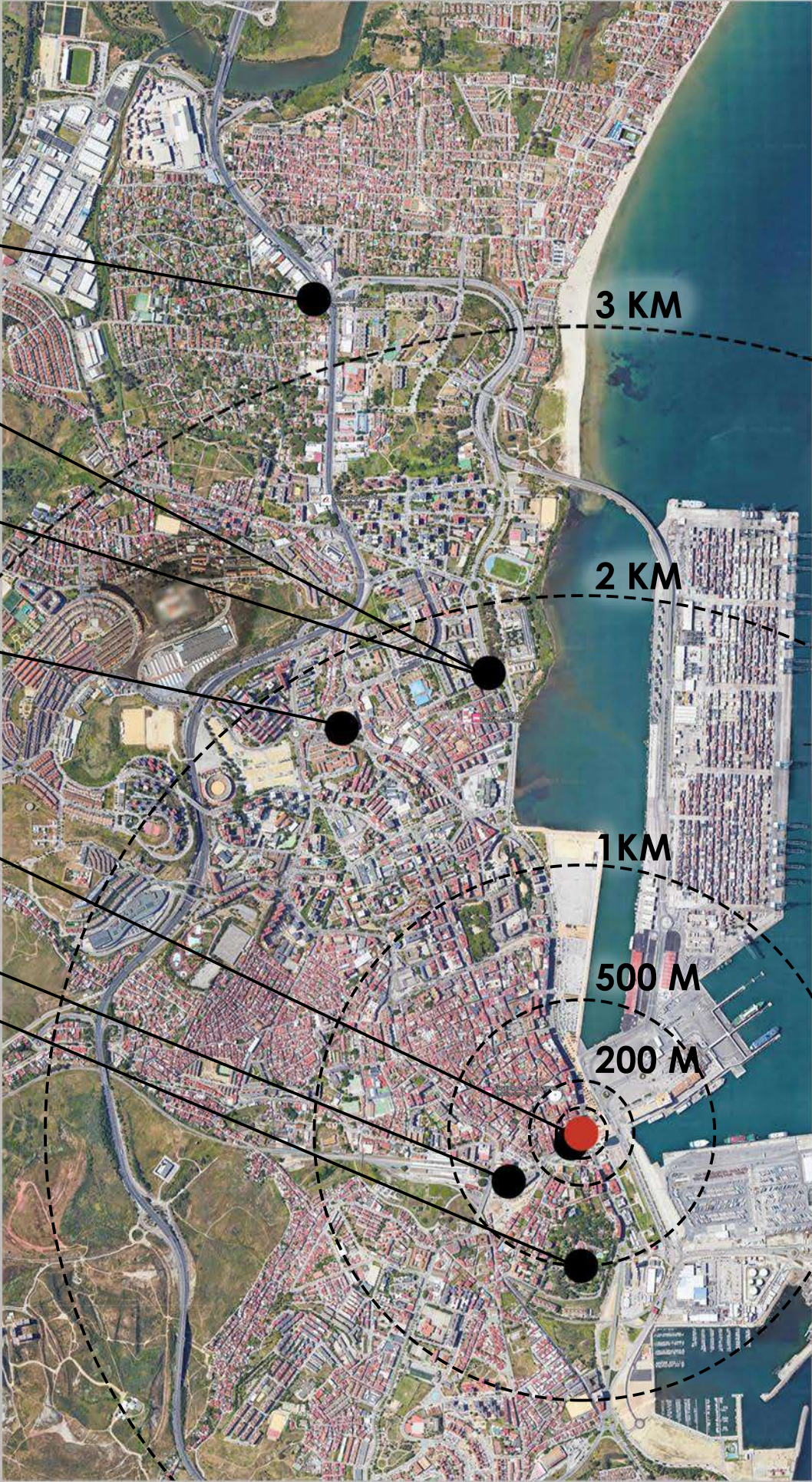


HOTEL IN THE PORT OF ALGECIRAS

HOTEL COMPARISON

- Alborán
- AC Algeciras by Marriot
- Mercure Algeciras
- Aura
- Marina Victoria
- Mir Octavio
- Globales Reina Cristina

HOTEL	*	ROOMS	PARKING
GLOBALES REINA CRISTINA	4	203	SI
AC ALGECIRAS BY MARRIOTT	4	108	NO
MIR OCTAVIO	4	77	SI
ALBORÁN	3	78	SI
MERCURE ALGECIRAS	3	73	SI
AURA	3	60	SI
MARINA VICTORIA	2	55	NO



- HOTEL
- RAILWAY STATION
- BUS STATION
- PORT ENTRY

THANKS TO THE HOTEL'S **EXCELLENT LOCATION**, IT IS POSSIBLE TO WALK TO FROM ANY PUBLIC TRANSPORT, AS IT IS LESS THAN 200 METRES FROM ANY OF THE MAIN MEANS OF TRANSPORT.

FLOOR TYPE

7 DOUBLE ROOMS
20,25m2

2 SINGLE ROOMS
12,4m2

4 DOUBLE ROOMS - 2 SINGLE ROOMS
21,2m2 14,3m2

5 TRIPLE ROOMS
24,3m2

1 JUNIOR SUITE
37,1 m2

11 TRIPLE ROOMS
24,02m2

32 ROOMS PER FLOOR
160 TOTAL

ROOMS		
TYPE	QUANTITY	DEFINITION
1	5	Junior Suite
2	80	Triples
3	55	Dobles
4	20	Individuales





DOUBLE ROOM FACING LA MARINA AVENUE



The group of rooms facing La Marina Avenue has incredible views of Gibraltar, Algeciras Bay, the seafront and the Strait of Gibraltar.

INSTALATIONS

HOTEL MEASUREMENTS			
NUMBER	FLOOR	REGISTERED M2	M2 OF ACTUAL USE
02	BASEMENT 2	900,91	1.032,21
03	BASEMENT 1	853,55	1.032,21
04	GROUND FLOOR	531,45	542,55
05	MEZZANIN	473,56	713,89
06	1ª	293,46	311,19
07	2ª	87,66	99,19
08	3ª	353,25	370,55
09	4ª	540,72	716,70
10	5ª	99,06	99,19
11	6ª	1.129,40	1.080,72
11	7ª	1.129,40	1.080,72
11	8ª	1.129,40	1.080,72
11	9ª	1.129,40	1.080,72
11	10ª	1.129,40	1.080,72
12	DECK	52,04	273,34
TOTAL		9.832,66	10.594,62

Large rooms. It includes 2 restaurants with a total of 543.2 m2, 2 conference rooms with capacity for over 140 people and a reading room.

Spectacular deck for the installation of a Penthouse Bar & Restaurant with unique panoramic views of the Campo de Gibraltar.panoramic views of the Campo de Gibraltar.

Different spaces for internal uses (kitchens, cold rooms, company shop, storerooms, staff dining room, maintenance workshop, laundry, offices, etc.).

Two floors of parking with a total of 58 spaces and possibility of expansion.

9.832 m2 registered, 10.594 m2 of actual use. Accessible deck over 1000 m2.



HOTEL ALMAR PLANIMETRY

INDEX

- 01-ELEVATION
 - 01.1- ROOF PROPOSAL
 - 01.2- CURRENT IMAGES
- 02-BASEMENT -2
- 03-BASEMENT -1
- 04-GROUND FLOOR
- 05-MEZZANINE
- 06-FIRSTFLOOR
- 07-SECOND FLOOR
- 08-THIRD FLOOR
- 09-FOURTH FLOOR
- 10-FIFTH FLOOR
- 11-STANDARD FLOOR PLAN – AXONOMETRIC VIEW
 - 11.2-FLOOR TYPE
- 12-ROOFTOP



HOTEL



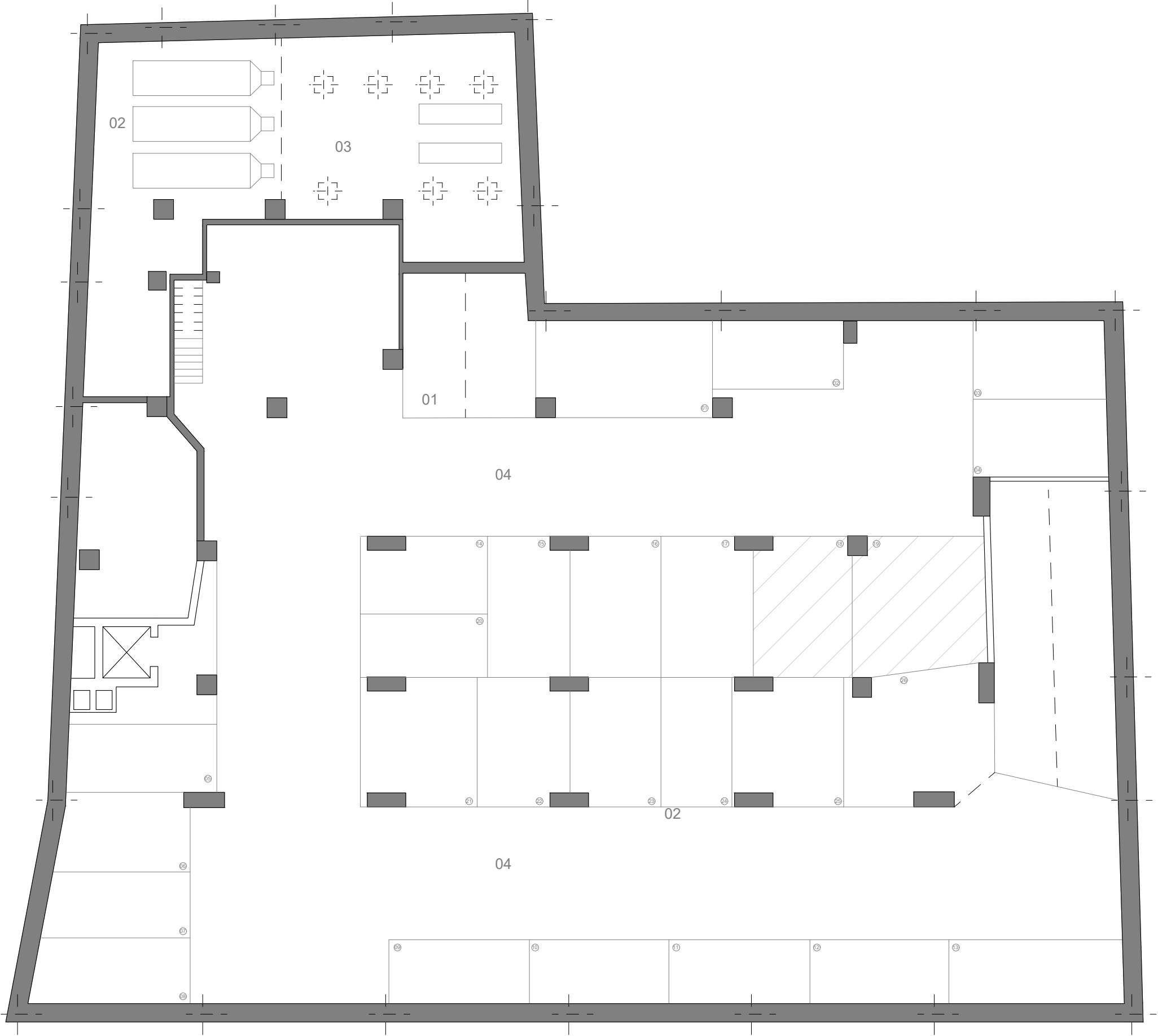


- COMMON AREAS
- PARKING PLACES WITH
RIGHT TO USE

01. CISTERN
48,59M2
02. DIESEL TANKS. 5000l
67,97m2
03. ACCESS RAMP TO BASEMENT 1
04. PARKING AREA FOR VEHICLES
(32)
824,85m2

*The dimensions of the interior rooms
have been measured in terms of usable
m2.





- COMMON AREAS
- PARKING SPACES ON PROPERTY

- 01. GARAGE EXIT RAMP
- 02.ACCUMULATORS
60,62m2
- 03. COOLERS
60,03m2
- 04. PARKING AREA (26)
824,85m2

*The dimensions of the interior rooms have been measured in terms of usable m2.



M2 GROUND FLOOR HOTEL: 542,55

M2 COMPLETE BUILDING GROUND FLOOR: 1013,45

- COMMON AREAS
- COMERCIAL PREMISES

00.CUSTOMER ACCESS DOOR

01. SERVICE ENTRANCE
40,95m2

02. COMPANY SHOP
60,37m2

03. ACCESS RAMP TO GARAGE

04. PRESSURE BOOSTING,
AIR-CONDITIONING AND
HEATING SYSTEM
99,85m2

5.PORTER
5,08M2

06.ADMINISTRATION
39,16m2

07. FILES
20,77m2

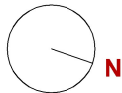
08. ELECTRICAL CONTROL
PANEL
6,98m2

09. ENTRANCE HALL
80,36m2

10. RECEPTION
23,88m2

11.GARAGE ACCESS STAIRWAY

*The dimensions of the interior rooms
have been measured in terms of usable
m2.



M2 MEZZANINE HOTEL: 713,89

M2 COMPLETE BUILDING MEZZANINE : 1326,45

COMMON AREAS

COMERCIAL PREMISES

01. BUFFET RESTAURANT
303,84m2

02. BUFFET KITCHEN
31,50m2

03. BUFFET BAR
7,50M2

04.SERVICE HALL
13,43M2

5.1 INSTALATIONS
6,11M2

5.2 INSTALATIONS
6,27M2

5.3 INSTALATIONS
6,87M2

06.HALL

07.STORAGE
11,49M2

07.1 INSTALATIONS
14,88M2

07.2 INSTALATIONS
18,66M2

08. CONFERENCE ROOM 1
53,03M2

09.OFFICE

10.INDEPENDENT ACCESS
STAIRCASE TO THE
RESTAURANT

*The dimensions of the interior rooms
have been measured in terms of usable
m2.



COMMON AREAS

COMERCIAL PREMISES

01. ADMINISTRATION OFFICE
61,99m2
02. SERVICE OFFICE
35,11m2
03. STAFF DINING ROOM
19,86m2
04. TELEPHONE
14,37m2
05. STORAGE
28,87m2
06. HALL
07. STORAGE
21,36m2
08. FEMALE STAFF TOILETS
25,11M2
09. MALE STAFF TOILETS
18,29M2

*The dimensions of the interior rooms
have been measured in terms of usable
m2.



M2 SECOND FLOOR HOTEL: 99,19
M2 COMPLETE BUILDING SECOND FLOOR : 1326,45

COMMON AREAS
COMERCIAL PREMISES

01. SERVICE OFFICE
27,40m2

02. STORAGE
21,38m2

*The dimensions of the interior rooms
have been measured in terms of usable
m2.

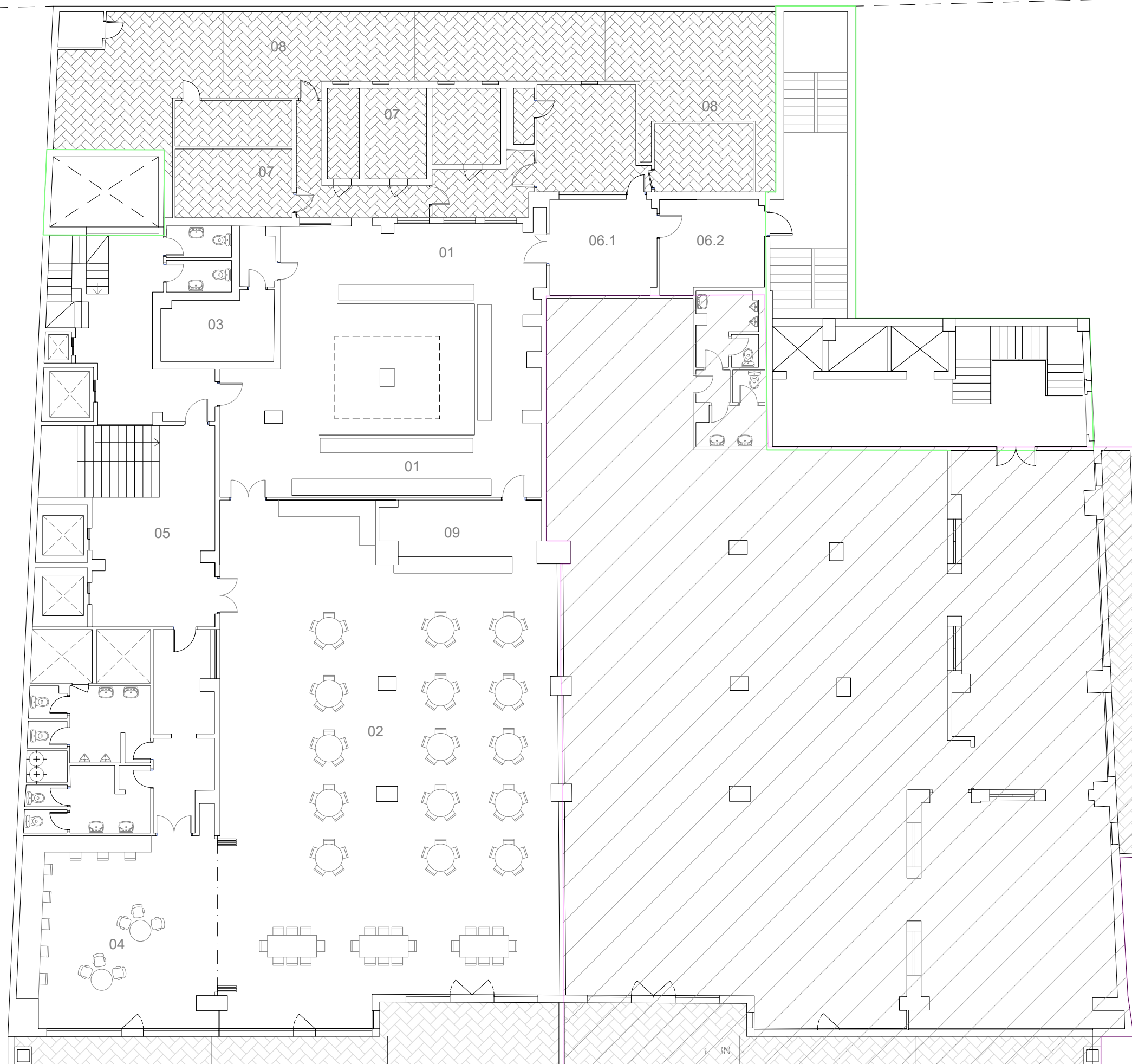


COMMON AREAS
COMERCIAL PREMISES

- 01. HALL
- 02. LAUNDRY
14,78m2
- 03.LAUNDRY STORAGE
46,33m2
- 04. CONFERENCE ROOM 2
214,42m2
- 05.SERVICE OFFICE
26,70m2
- 06.COFFEE BREAK

*The dimensions of the interior rooms
have been measured in terms of usable
m2.





COMMON AREAS

COMERCIAL PREMISES

01. KITCHEN
108,26m²02. RESTAURANT LOUNGE 2
231,16m²

03. STORAGE

04. READING ROOM
50,83m²05. HALL
26,58m²06.1 STORAGE AREA
13,68m²06.2 STORAGE AREA
12,63m²

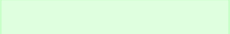
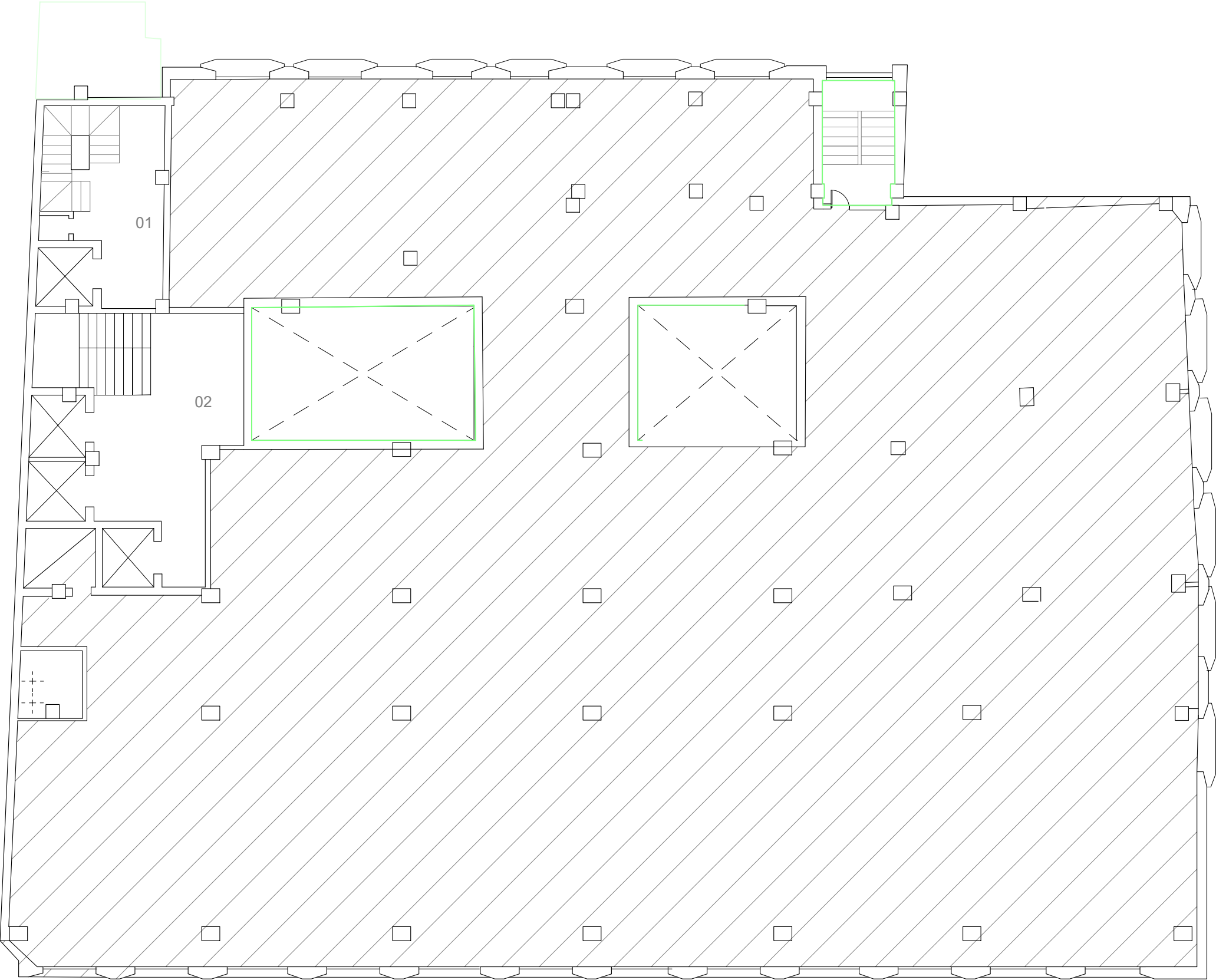
07. COLD AREA

08. COMMON AREA FOR PRIVATE
USE
182,26m²

09. RESTAURANT BAR

*The dimensions of the interior rooms have
been measured in terms of usable m².





COMMON AREA



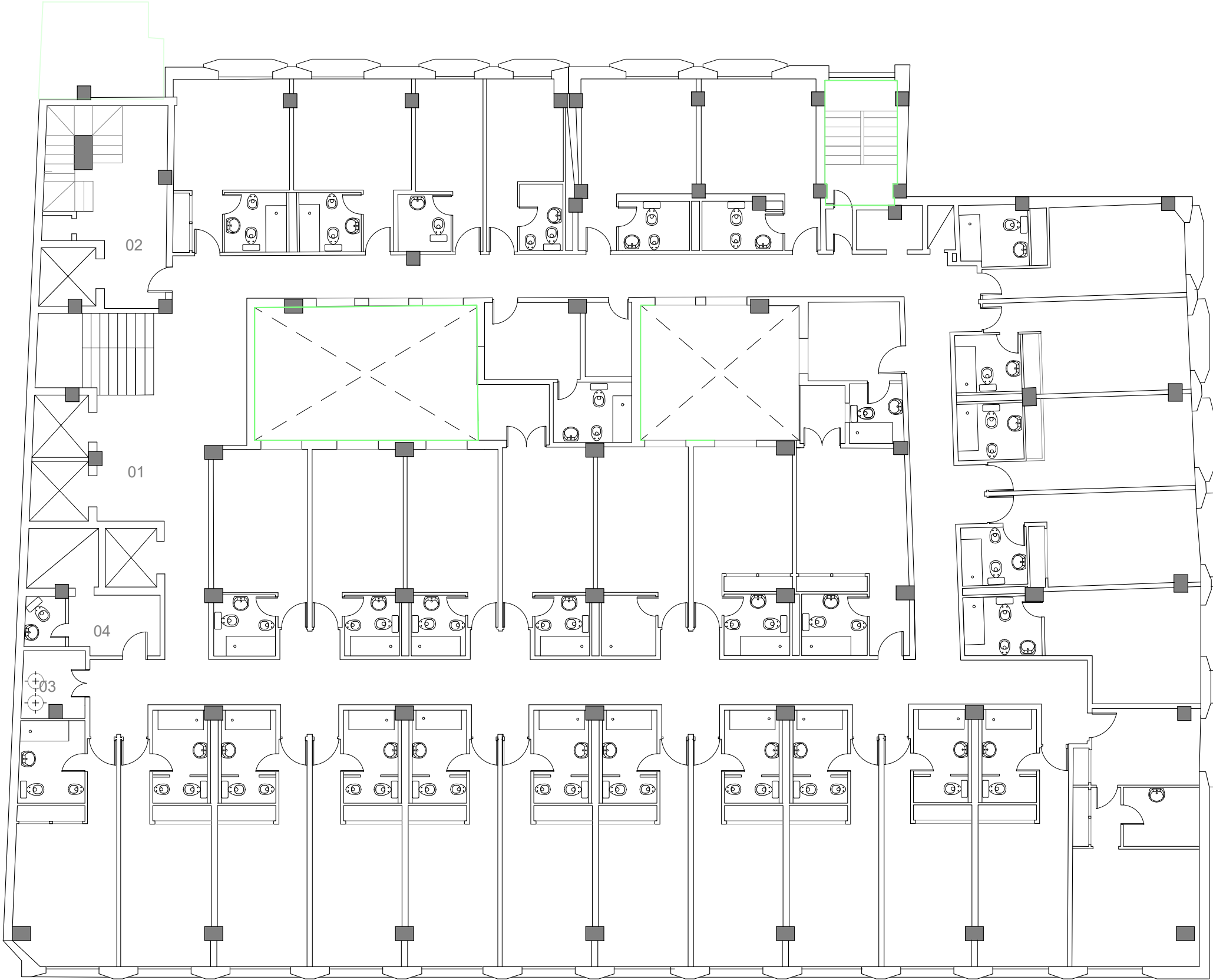
COMERCIAL PREMISES

01. SERVICE OFFICE
16,12m2

02. FLOOR HALL
29,93m2

*The dimensions of the interior rooms
have been measured in terms of usable
m2.



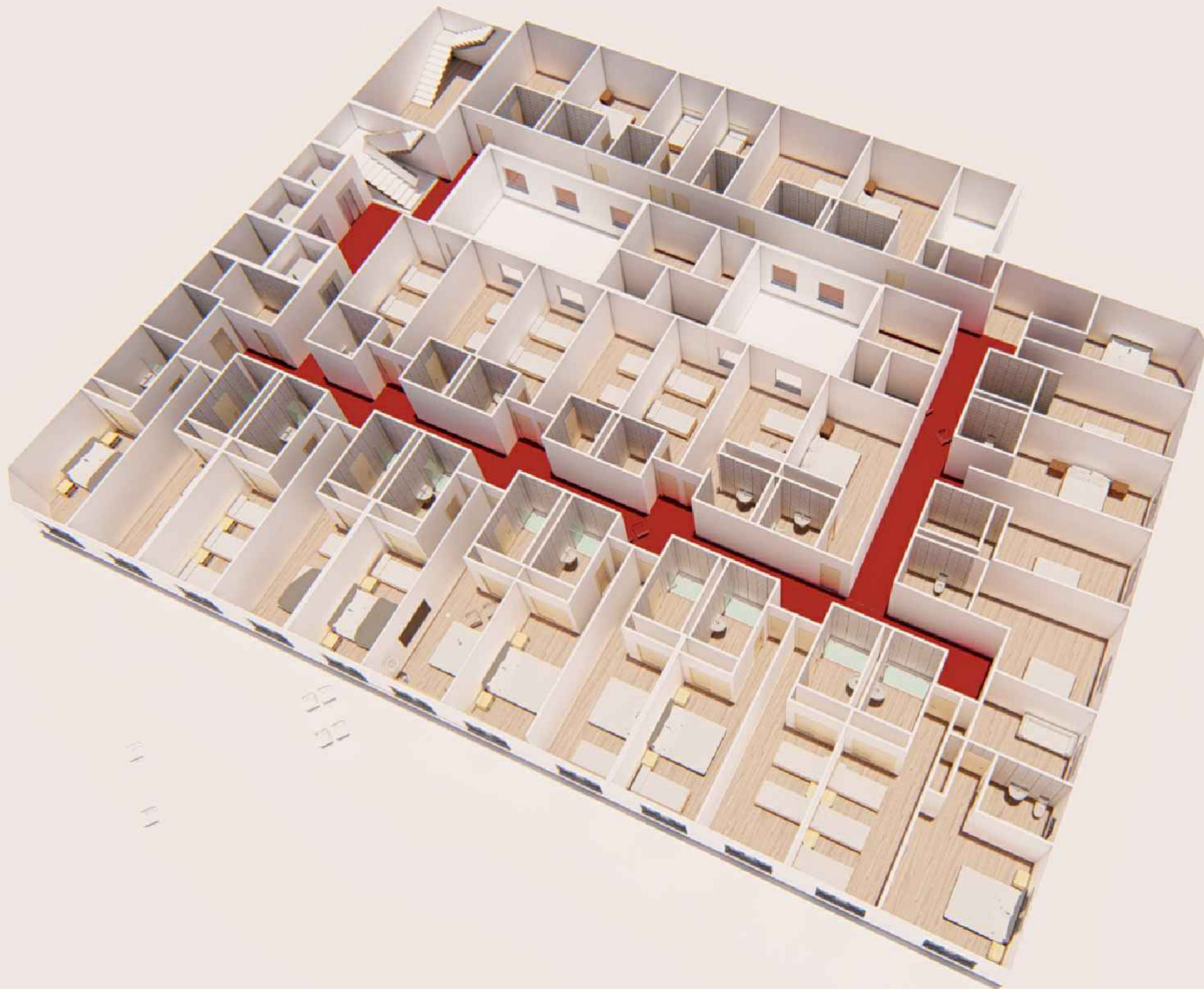


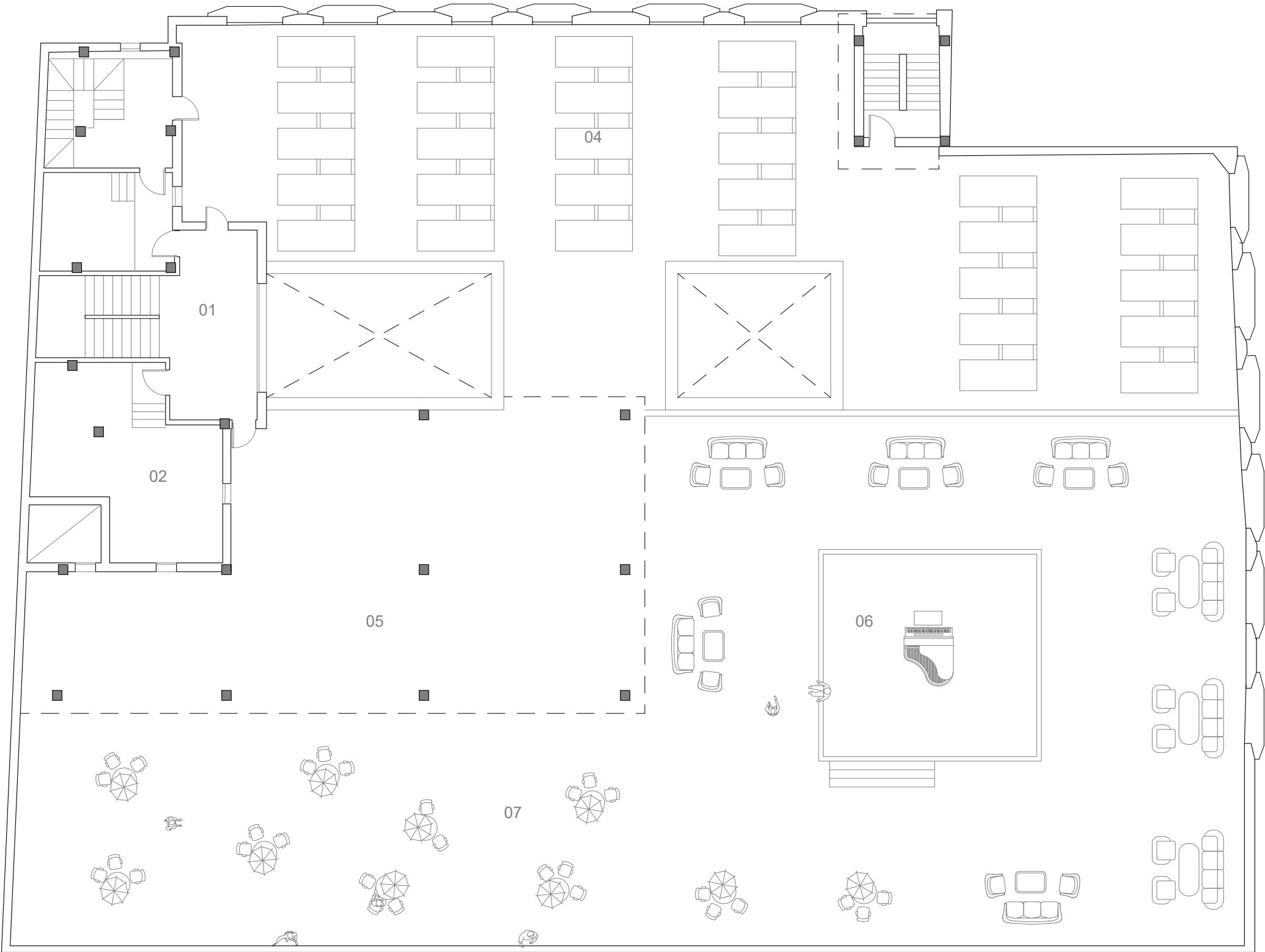
COMMON AREA
COMERCIAL PREMISES

- 01. HALL
- 02.SERVICE HALL
- 03. VERTICAL EVACUATION
- 04. TOILETS
8,66M2

*The dimensions of the interior rooms
have been measured in terms of usable
m2.







COMMON AREAS

COMERCIAL PREMISES

01. HALL
17,84M2
- 02.ENGINE ROOM
30,64M2
- 03.ACCESSIBLE FLAT DECK –
COMMON AREAS
- 04.SOLAR COLLECTORS
377,03M2
- 05.CURRENT BUILDING –
RESIDENTIAL USE
167,35M2
06. ACTION AREA
47,56M2
07. ACCESSIBLE TERRACE –
RESTAURANT AREA
553,78M2

*The dimensions of the interior rooms have been measured in terms of usable m2.



CONTACT



GERMANIA IBÉRICA - REAL ESTATE GROUP
667 665 186

grupo@germaniaiberica.com