



BÓBILA

Operation / management of the Bóbila Hotel in Puigcerdà, La Cerdanya

LA CERDANYA, THE GREAT VALLEY OF THE PYRENEES

The environment

La Cerdanya is a Catalan region defined by geographical, climatic and historical characteristics that give it a **particular character**. Mainly made up of the Alta Valle del Segre, it is worth noting its east-west orientation, being one of the widest valleys in Europe. It has more than three thousand hours of light a year.

Well connected with important Catalan population centers through the Cadí tunnel and with Perpinyà, Tolosa and Lleida through their respective national highways. It has become an important leisure and holiday center that boasts **exceptional facilities and places to practice sports in nature** (nordic and alpine ski resorts, golf clubs, high mountain refuges, adventure sports, horse riding...).



Native Products

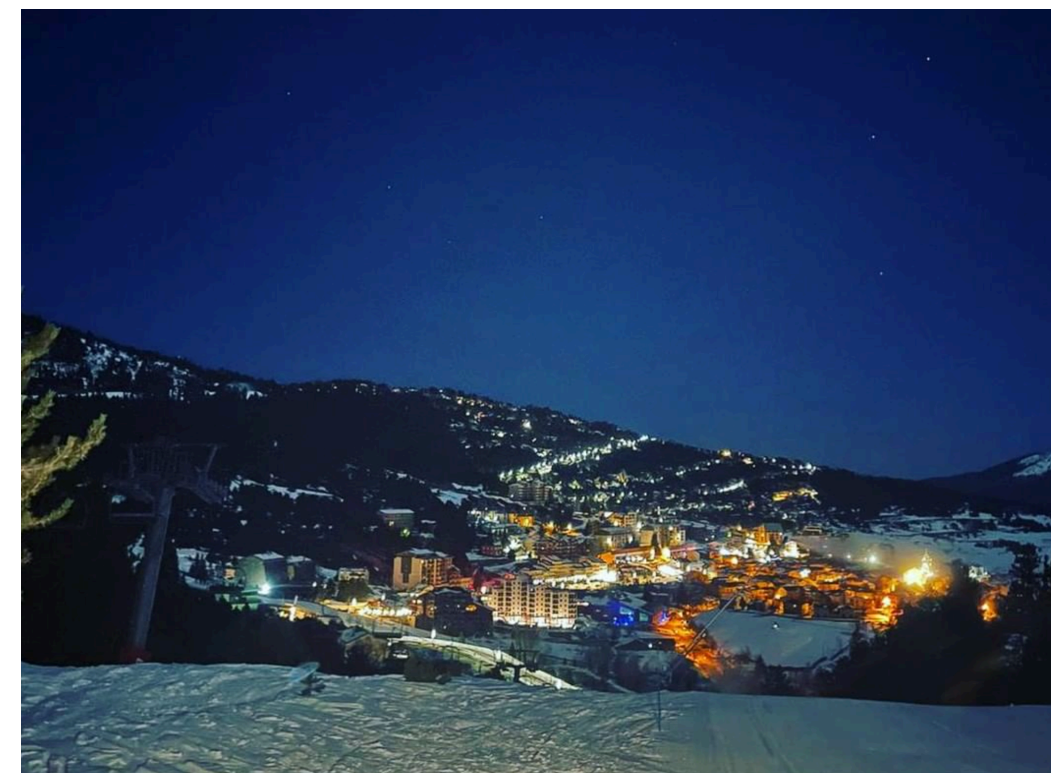
There are many gastronomic days that take place in the municipalities of Alp, Meranges, Ger and Puigcerdà.

Skiing in Cerdanya is enjoying. Sun, snow, forests and long slopes for skiing, snowboarding, sledding, snowmobiling and snowshoeing for walks. The creation of Alp 2500, linking the two most important resorts in the area, represents a ski area of more than 100km. Well-known alpine ski resorts such as La Molina, Masella and Nordic ski resorts such as Aranza, Lles, Guils de Cerdanya, are part of the ski offer.

La Cerdanya has the privilege of being close to the **South of France and Andorra**, so you can **easily and quickly access the French and Andorran ski resorts**. Les Angles, Font Romeu, Ax Les Termes, Piau Engaly, Luz Ardiden, are some of the ski resorts in the French Pyrenees that are close to La Cerdanya and La Rabassa, ski resorts in Andorra.



+20 SKI RESORT



VARIETY OF LEISURE

Culture

Puigcerdà is the capital of Cerdanya, a tourist and commercial town par excellence with great monuments of interest. The church of Sant Julià, of Sant Andreu, the bell tower of Santa Maria, the Bridge of Sant Martí, or the Convent of Sant Domènec. Multiple restaurants, bars and nightclubs in a unique setting.



Puigcerdà Aerial View



Church of Santa Maria in Puigcerdà



Night skiing in Masella



PROJECT DESCRIPTION

Actual state

Hotel building built by **50%-60%**. Work in progress waiting to be completed by an interested investor / promoter / buyer, or by a hotel chain that wishes to acquire it for its management and operation. This hotel is currently called "Hotel BOBILA" to refer to it, although **the name of the establishment may be decided by the company that acquires it.**

One of the main advantages of acquiring this installation at this time is **being able to finish it to the buyer's liking and attribute the preferred type of business.** There is a complete project to be able to work on it and make the desired variations. The plans include a **SPA**, swimming pools, **halls for banquets, work meetings and private celebrations.**

Accesses and distances

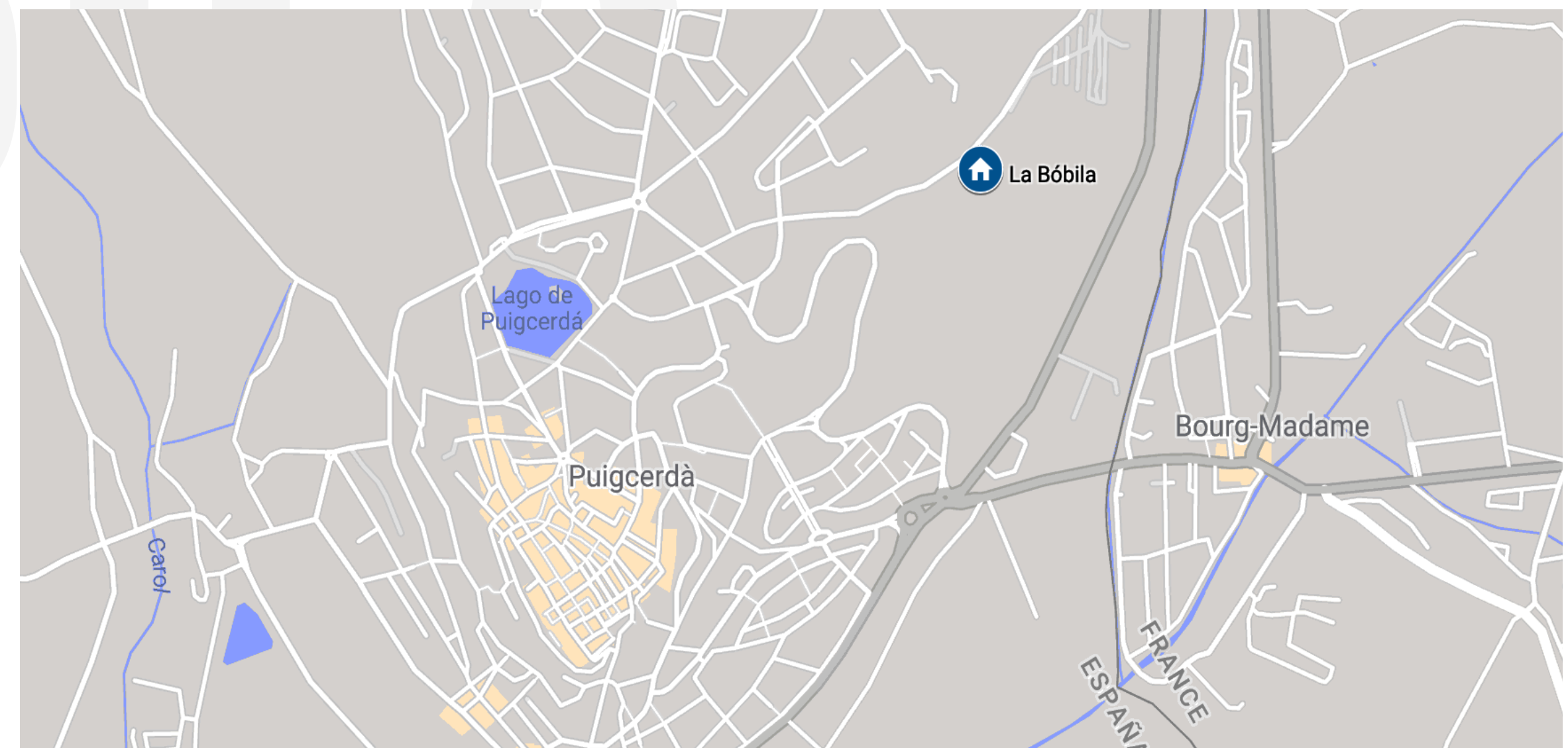
Located in an old bóbila (originally a ceramic factory for construction) in one of the quietest areas of Puigcerdà. Specifically on a hillside very close to the municipal sports center.

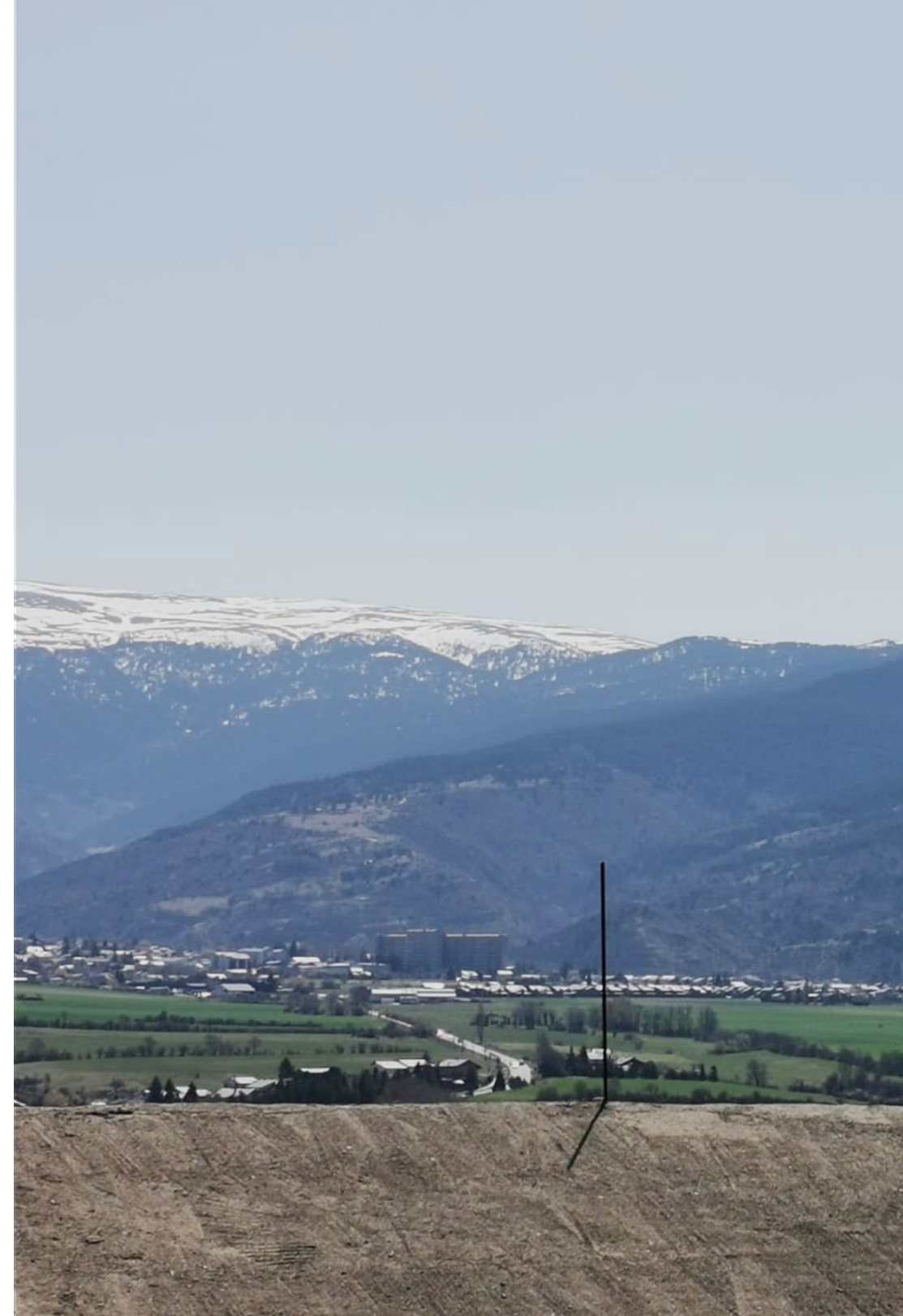
Its excellent location allows you to enjoy unbeatable views, since there is no nearby construction in front of the hotel that could hide the landscape or reduce the prominence of "La Bóbila".

However, the accesses are appropriate to the environment; a path rich in vegetation that leads to the most elegant area of Puigcerdà, where the stately homes from the beginning of the 20th century are located.

The distribution of the hotel, being positioned on a mountainside, rests on 3 levels connected by various elevators and service lifts.

- Border between France and Spain.
- At 60km. from Andorra.
- 1 hour and a half from Girona.
- At 1 hour and 45 min. from Barcelona.
- 5 min. walking from the center of Puigcerdà.
- Next to important and attractive ski resorts: Pas de la Casa, GrandValira, Grau Roig, Fontromeu, La Molina, Valter 2000, Masella, Les Angles...
- Private airport in Seu d'Urgell.





CHARACTERISTICS OF THE BÓBILA HOTEL

Rooms

Capacity: **55-57 rooms**, of which 3 will be suites and the rest doubles.

The surfaces of these rooms will be **between 20m² and 38m²** approximately.

All rooms have a **terrace**. The ground floor rooms have direct access to the garden area.

The sum of the area initially allocated to rooms is **1,844.54m²**.

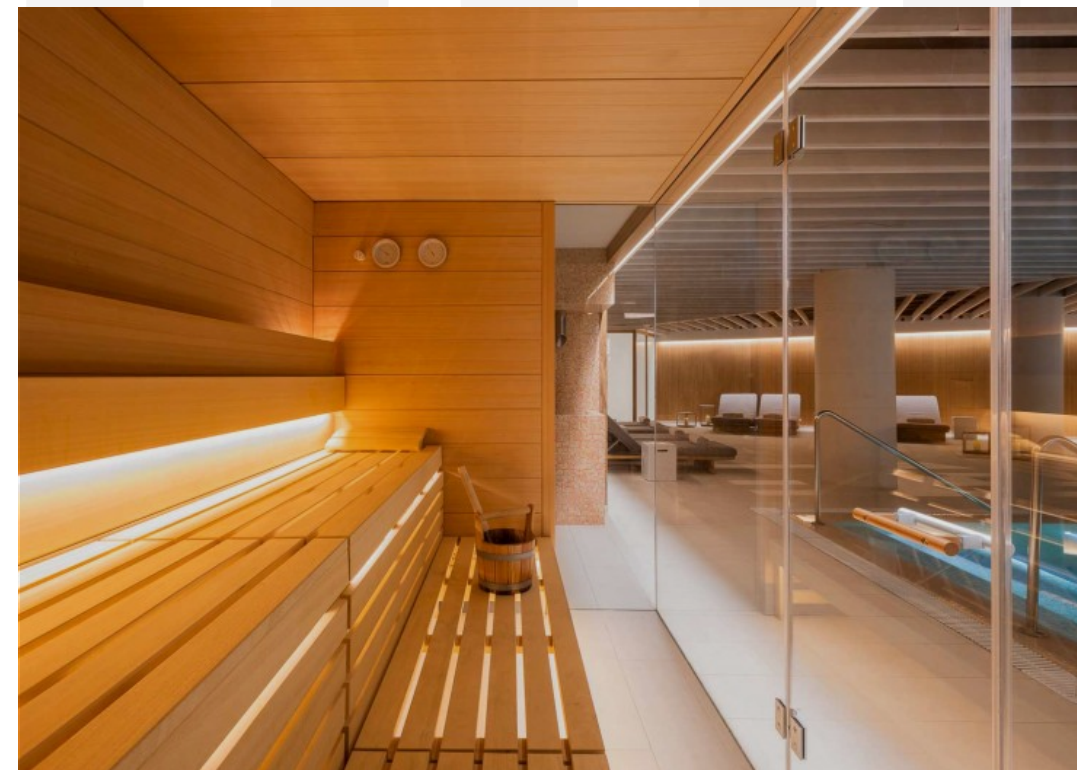
The views of the landscapes and level of facilities are worthy of a **4-5 star category**.



SPA

The SPA is one of the attractions of this hotel thanks to its location and design. The space is divided into two fundamental zones. The first would be the covered or indoor area, in which the hydromassage pools, wet and dry saunas, as well as the gym, massage cabins and changing rooms are planned.

The pool area is designed to be conceived as one of the protagonists, given that it is located at the epicenter of the complex. The design provides for a **heated swimming pool covered by a glass dome**.



Example of SPA and swimming pools built in Tarragona by our business group



Pool location



SPA location

This type of installation with a modern and functional style contrasts with the landscape of green meadows, sometimes white due to the presence of snow.

The final result will be **spectacular and unique in the area**, since panoramic views can be obtained from any point of the hotel.

Services and common areas

The Hotel has a very well studied space in which the restaurant is located, consisting of an easily accessible area with spectacular views through large opening windows that give access to an outdoor terrace.

Before reaching the restaurant, you cross the lounge area with equally exceptional views. For cooking and food, it is projected in a buffet area and a conventional kitchen area. Both will have the corresponding technical facilities.



Lounge area



Dining area with practicable openings with access to gardens and terraces



Example of a buffet area and lounge built in a hotel in Lloret by our business group



The surfaces of services and facilities make up a total of 420.87m². As for the common leisure areas, the approximate total is 443.65m².



Current situation 01



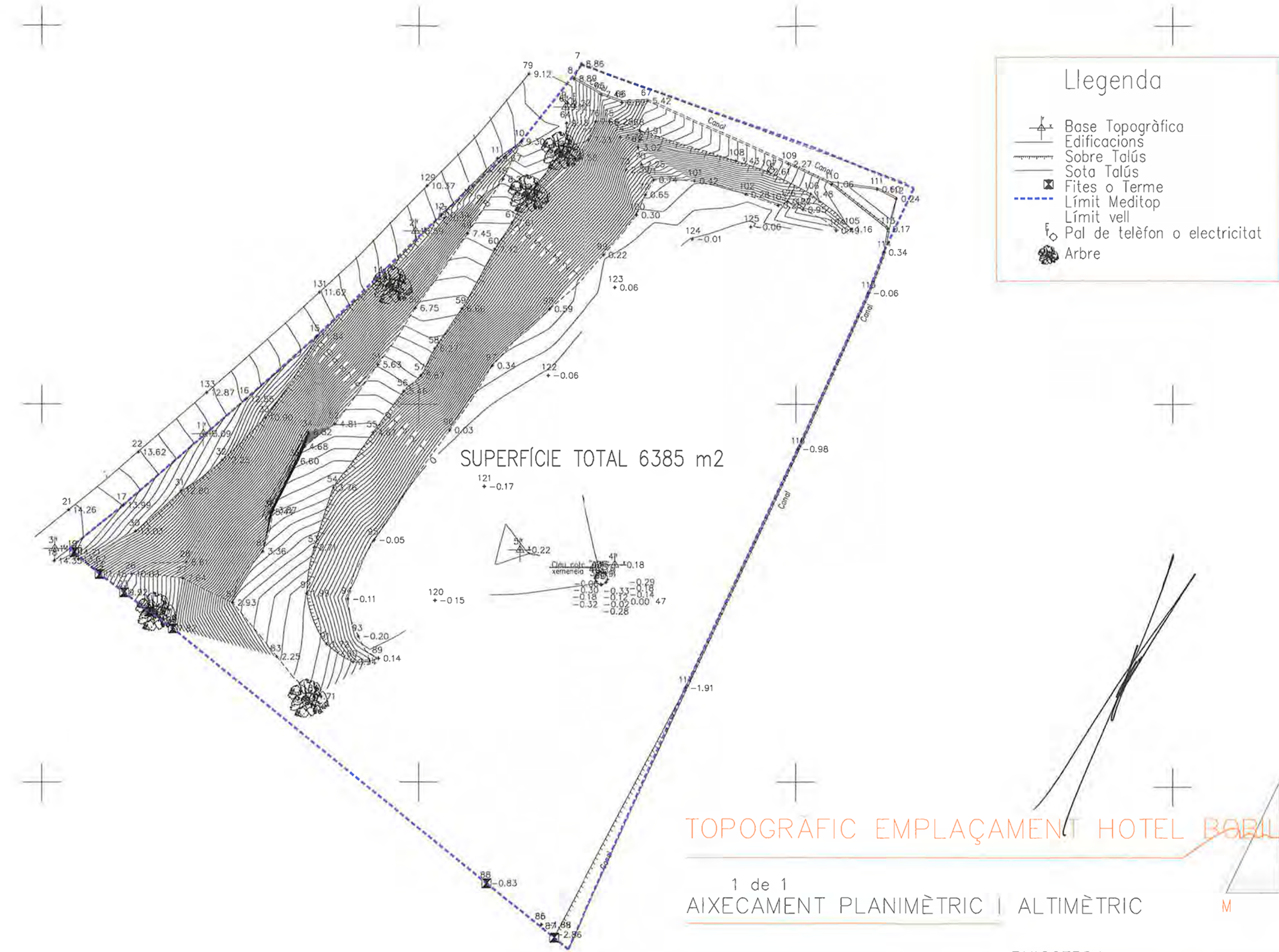
Current situation 02



Current situation 03

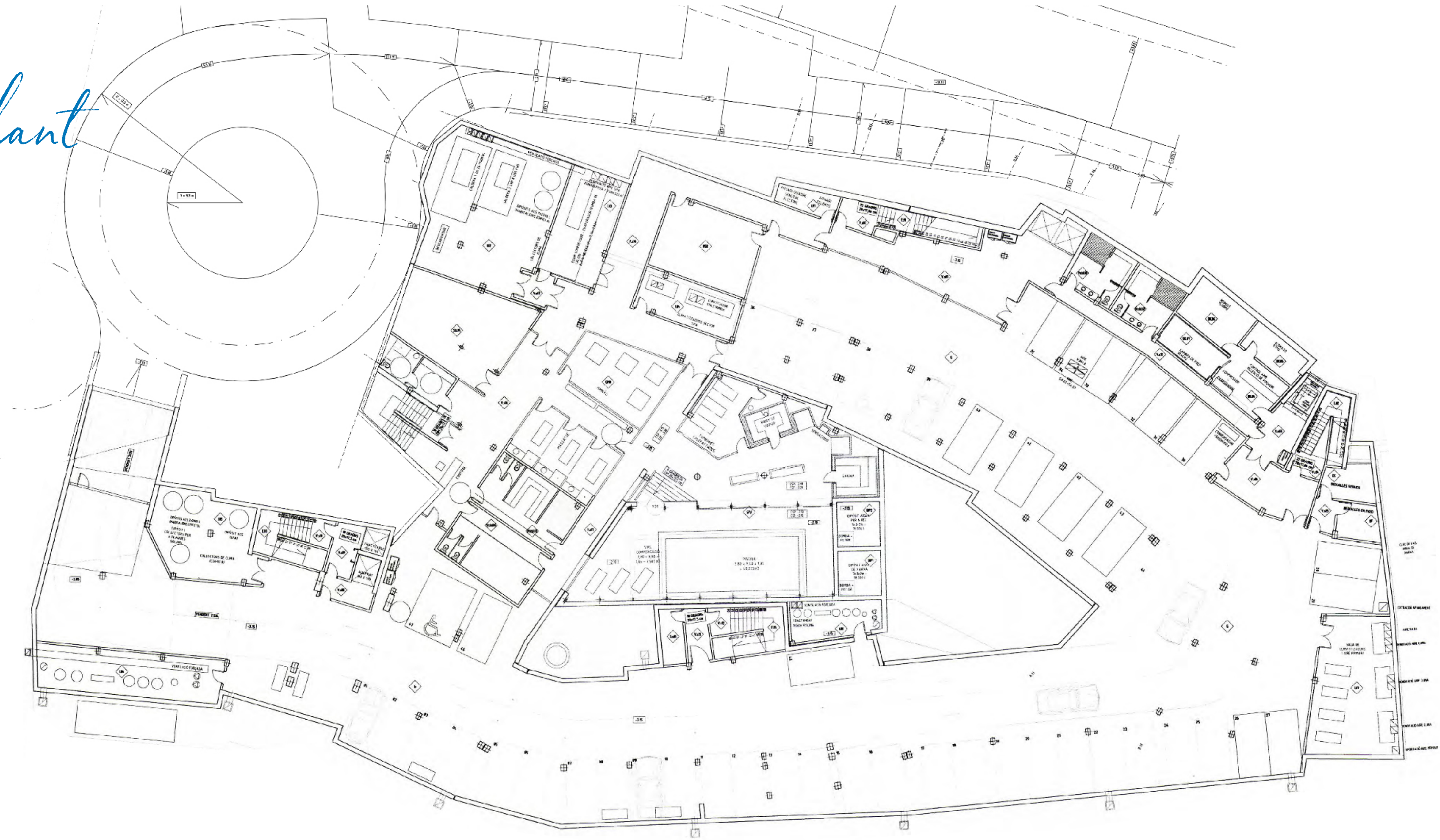
PLANS

Topogràfic



PLANS

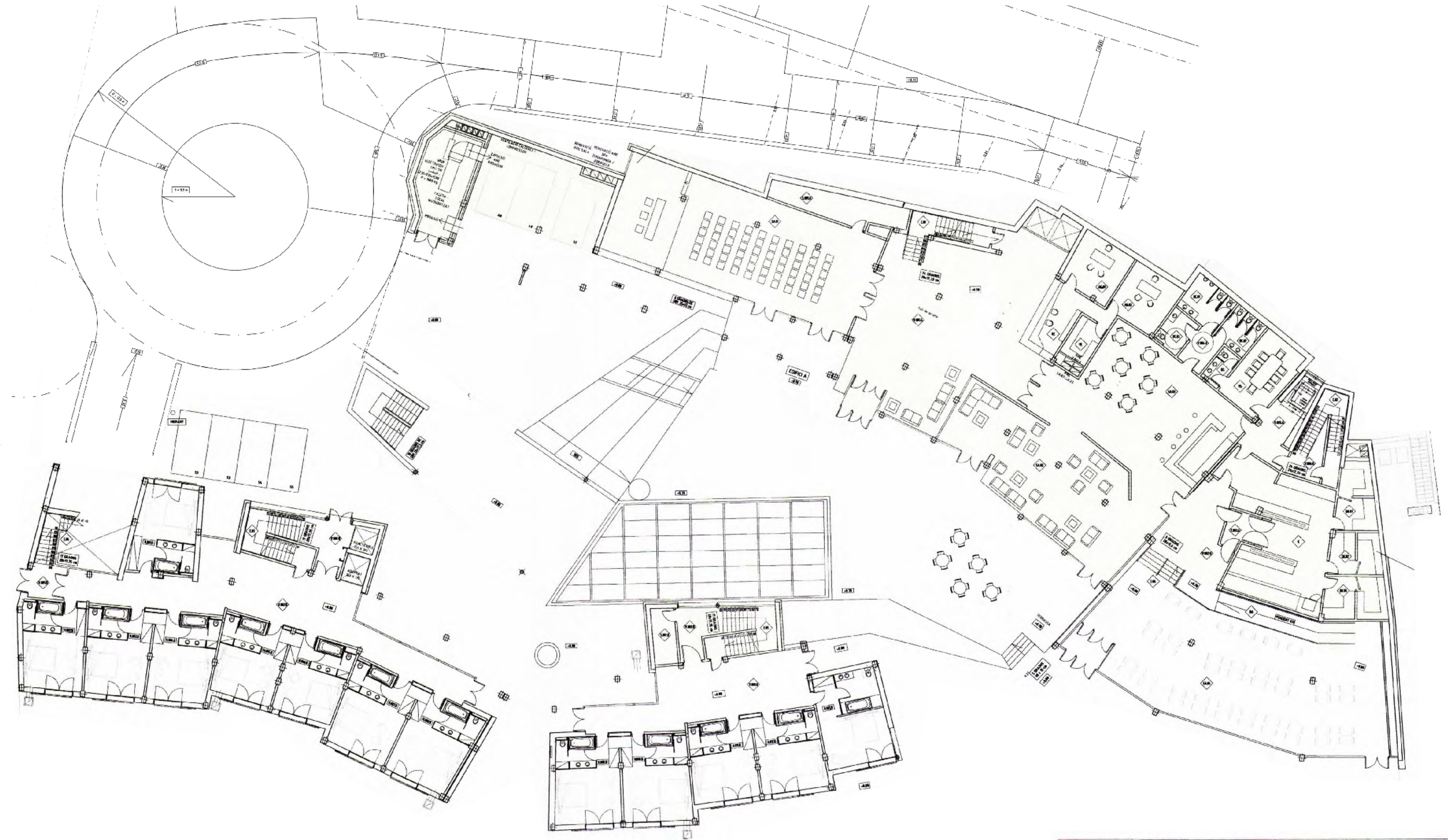
Underground plant



(*) SUPERFÍCIE CONSTRUÏDA PLANTA SOTERRANI :	2.760,87 M ²
SUPERFÍCIE MODIFICADA A PS RESPECTE L·LICÈNCIA:	760,41 M ²
SUPERFÍCIE AMPLIADA A PS RESPECTE L·LICÈNCIA:	326,00 M ²
(*) D'ACORD EXP. L·LICÈNCIA MUNICIPAL D'OBRES MAJORS NÚM : 2003/20 DE 28 DE JUNY DE 2003	
TOTAL SUPERFÍCIE CONSTRUÏDA SOTA RASSANT (PS) :	3.086,87 M ²

PLANS

Low level



(*) SUPERFÍCIE CONSTRUÏDA PLANTA BAIXA :	1.772,31 M ²
SUPERFÍCIE MODIFICADA A PB RESPECTE L·LICÈNCIA:	969,74 M ²
SUPERFÍCIE AMPLIADA A PB RESPECTE L·LICÈNCIA:	- M ²
(*) D'ACORD EXP. L·LICÈNCIA MUNICIPAL D'OBRES MAJORS NÚM : 2003/20 DE 28 DE JUNY DE 2003	
TOTAL SUPERFÍCIE CONSTRUÏDA SOTA RASSANT (PS) :	3.086,87 M ²

PLANS

First floor



(*) SUPERFÍCIE CONSTRUÏDA PLANTA PRIMERA :	1.275,79 M ²
SUPERFÍCIE MODIFICADA A P1 RESPECTE L·LICÈNCIA:	260,85 M ²
SUPERFÍCIE AMPLIADA A P1 RESPECTE L·LICÈNCIA:	- M ²
(*) D'ACORD EXP. L·LICÈNCIA MUNICIPAL D'OBRES MAJORS NÚM : 2003/20 DE 28 DE JUNY DE 2003	
TOTAL SUPERFÍCIE CONSTRUÏDA SOTA RASSANT (PS) :	3.086,87 M ²

PLANS

Second floor



(*) SUPERFÍCIE CONSTRUÏDA PLANTA SEGONA :	699,02 M ²
SUPERFÍCIE MODIFICADA A P2 RESPECTE L·LICÈNCIA:	- M ²
SUPERFÍCIE AMPLIADA A P2 RESPECTE L·LICÈNCIA:	- M ²
(*) D'ACORD EXP. L·LICÈNCIA MUNICIPAL D'OBRES MAJORS NÚM - 2003/20 DE 28 DE JUNY DE 2003	
TOTAL SUPERFÍCIE CONSTRUÏDA SOTA RASSANT (PS) :	3.086,87 M ²

ABSTRACT EXECUTIVE PROJECT

File details

Construction of a 4-star hotel Ref. LLMOM.2003/20

This file is drawn up to justify the modifications that the promoter and the project management make during the execution of the works to build a hotel in Antic Camí de Llívia, s/n (former ceramics factory), as a result of the services with which you want to provide equipment and the forecast of spaces that must contain so that the activity has an optimal operation and allows to guarantee the requirements of a hotel equipment of the established category.

These modifications are detailed in the accompanying graphic documentation and in the following wording.

At the level of the underground floor: Redistribution and expansion to locate a SPA area and swimming pool that is carried out to adjust to the current tourist requirements in La Cerdanya.

At ground floor level basically affects the redistribution of the spaces in block A, which has also been modified to better respond to hotel equipment needs. The planned service and kitchen spaces have been relocated to give better functionality to the living spaces and the activity's convention room. The spaces have been resized according to the needs of a facility of the planned category.

Block B is only affected in the east wing by the suppression of the elevator planned in the stairwell that connects the basement with the first floor of this block.

At the first floor level, the modification focuses on the redistribution and resizing of the interior of the area planned to contain the service rooms and the laundry area.

At the surface level, it affects the one built at the underground level, the only place where the modification implies an expansion of the spaces foreseen in the initial project. On the ground floor and first floor, its built surface is not altered, only the useful surfaces of the common and service spaces vary.

The second floor remains the same.

On the roof floor you want to change the planned finish from tile to slate.

The file presented also intends to indicate the panel that is expected to support the public highway: Antic Camí de Llívia.

Surface Details

The surfaces built in accordance with the municipal license file for major works no. 2003/20 of June 28, 2003, is as follows:

Units (m ²)	
SUPERFÍCIE CTR ESPAIS COMUNS, INSTAL·LACIONS, APARCAMENT I SERVEIS A PLANTA SOTERRANI	
2.760,87 M ²	
SUPERFÍCIE CONSTRUÏDA HABITACIONS, ESPAIS COMUNS I SERVEIS A PLANTA BAIXA	
SUPERFÍCIE CONSTRUÏDA	SUPERFÍCIE CONSTRUÏDA TERRASSES/PORXOS (50%)
1.657,93	114,38
SUPERFÍCIE CONSTRUÏDA HABITACIONS, ESPAIS COMUNS I SERVEIS A PLANTA PRIMERA	
SUPERFÍCIE CONSTRUÏDA	SUPERFÍCIE CONSTRUÏDA TERRASSES/PORXOS (50%)
1.202,16	73,63
SUPERFÍCIE CONSTRUÏDA HABITACIONS, ESPAIS COMUNS I SERVEIS A PLANTA SEGONA	
SUPERFÍCIE CONSTRUÏDA	SUPERFÍCIE CONSTRUÏDA TERRASSES/PORXOS (50%)
699,02	-

The surfaces by levels affected by the modification/extension are:

Units (m ²)	
A NIVELL PLANTA SOTERRANI	
SUPERFÍCIE AFECTADA PER LA MODIFICACIÓ :	760,41
SUPERFÍCIE AMPLIADA EN LA MODIFICACIÓ :	326,00
A NIVELL PLANTA BAIXA	
SUPERFÍCIE AFECTADA PER LA MODIFICACIÓ :	969,74
SUPERFÍCIE AMPLIADA EN LA MODIFICACIÓ :	-
A NIVELL PLANTA PRIMERA	
SUPERFÍCIE AFECTADA PER LA MODIFICACIÓ :	260,85
SUPERFÍCIE AMPLIADA EN LA MODIFICACIÓ :	-
A NIVELL PLANTA SEGONA	
SUPERFÍCIE AFECTADA PER LA MODIFICACIÓ :	-
SUPERFÍCIE AMPLIADA EN LA MODIFICACIÓ :	-

Summary Surface

Finally, the summary table of the built surfaces once the aforementioned changes have been made is as follows:

Units (m²)

SUPERFÍCIE CONSTRUÏDA ESPAIS COMUNS I SERVEIS A PLANTA SOTERRANI	
3.086,87 M ²	

SUPERFÍCIE CONSTRUÏDA ESPAIS COMUNS I SERVEIS A PLANTA BAIXA	
SUPERFÍCIE CONSTRUÏDA	SUPERFÍCIE CONSTRUÏDA TERRASSES/PORXOS (50%)
1.657,93	114,38

ESPAIS COMUNS I SERVEIS A PLANTA PRIMERA	
SUPERFÍCIE CONSTRUÏDA	SUPERFÍCIE CONSTRUÏDA TERRASSES/PORXOS (50%)
1.202,16	73,63

ESPAIS COMUNS I SERVEIS A PLANTA SEGONA	
SUPERFÍCIE CONSTRUÏDA	SUPERFÍCIE CONSTRUÏDA TERRASSES/PORXOS (50%)
699,02	-



A BARCELONA VINT-I-DOS DE MAIG DEL 2008

ILDEFONS OJANES SIERRA



hotelbobila.com