

**in**  
**sale a Calatafimi-Segesta**  
**Calatafimi**  
**€ 3.600.000**  
**Ref. MA25036**



**6.000 sq.m. | Bathrooms: 21 | Rooms: 31**

Prestigious charming relais with expansion project.

Near Makari, a town made famous by the eponymous Rai TV series, we offer for sale in one of the most picturesque settings in Western Sicily, an exclusive charming relais immersed in the tranquility of a natural park of approximately 4 hectares.

The property, meticulously designed and perfectly integrated into the Mediterranean landscape, stands out for its architectural sophistication, contemporary comfort, and high development potential.

The Relais currently offers fifteen commercial rooms, tastefully furnished and equipped with every comfort. They are divided into: eight Standard Rooms (one of which is accessible to guests with disabilities); five Superior Rooms; a Junior Suite with a sitting area, a Suite with a private terrace, and two private rooms for ensuite use.

The common areas are divided into a spacious hall with front and back offices, a welcoming lounge with fireplace, two restaurant rooms each seating around fifty people, a cellar dedicated to tastings for up to fifteen people, a conference room with seating for one hundred and fifteen, as well as a meeting room and a management office.

The property is equipped with double-glazed windows and a thermal air conditioning system.

Outside, the property opens onto an elegant Trapani-style courtyard with a portico, ideal for events and receptions for up to four hundred people, thanks to the retractable roof that allows it to be used even during the winter season.

The amenities also include two panoramic sun terraces measuring over 1,100 square meters; two swimming pools totaling approximately 400 square meters with dedicated changing rooms; a bar with a furnished terrace, perfect for coffee, aperitifs, and show cooking; and finally, a playground and ample guest parking of approximately 3,200 square meters.

The property is currently undergoing a major expansion and redevelopment project focused on Health & Sustainable Luxury, which includes the addition of thirty-six new rooms (for a total of fifty-one); the construction of a new events facility for conferences for up to five hundred people or banquets for up to three hundred and eighty people; and the creation of a modern spa using thermal waters.

The launch of state concessions for the use of natural hot springs will allow the

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expansion of hospitality activities throughout the year, encouraging the deseasonalization of tourism.

Also noteworthy is the possibility of taking advantage of regional funding of up to 75% for renovation and recovery projects, making this opportunity a highly strategic and economic investment.

This refined Relais represents a rare example of high-level Sicilian hospitality, where comfort, nature, and investment potential coexist in perfect harmony. Ideal as a Luxury Boutique Hotel, Wellness Resort, or exclusive event venue, the property offers concrete development prospects in the Luxury Hospitality segment in one of the Mediterranean's most beloved and sought-after destinations.

For information and inspections

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## Property details

**Address:** Contraba Angimbè

**Bathrooms:** 21

**Rooms:** 31

**State of Preservation:** Excellent

**Heating:** Heating





