



*The newspaper "Time Out" has voted our quarter as the "coolest neighborhood in the world" of the year 2023!
A boom in real estate is expected in this area.*

HOSTAL
SAVEVA
Estudiantes,
grupos y familias
hostalsaveva.com
333 262 7268

**Available: a beautiful Residencial House
in the heart of Medellin + **Hostel****

Personal Statement

“I moved to Colombia 10 years ago and bought a house in the heart of Medellín, right across from the international stadium Atanaio Girardot, where all kinds of sports are offered, such as swimming, beach volleyball, track and field, outdoor gym, etc. The house has a spacious kitchen, furniture, and paneling handmade by local carpenters using cedar and teak wood. Despite its excellent location, you feel like you are in the countryside because of the tall trees right in front of the house and the tranquility of the place. Flowers and gardens adorn our area, in already in the morning you can hear the many birds that start singing in the morning.

It was not easy for me to leave this place, with its pleasant climate, waterfalls, and wonderful cycling routes through the mountains, which are only a 30-minute drive from my house. I have adapted very well here. However, for professional reasons, I have been transferred to Central America, where I am involved in a new and exciting project. I am sure that the future buyer will enjoy living here, especially since the house of this offer and the neighboring house operate as a profitable international hostel for students, athletes, and international language students with a total of 20 private rooms and 3 shared bunk bed apartments with private kitchens.

Since the treaty of peace in 2016, tourism has been on the rise in this still very authentic country, where life and business opportunities are growing rapidly, especially in Medellín. Due to positive economic development and the strong increase in tourism in the “city of eternal spring,” as Medellín is also known for its pleasant climate throughout the year, the rate of property appreciation has been very high for about 10 years. Therefore, investment in a house is subject to grow strongly in the coming years, as there is increasing demand for such beautiful residences in central locations.

The hostel is specifically aimed at students because of the numerous nearby universities, but also because of its central location.

We are located in the popular Laureles neighborhood, which was voted the coolest neighborhood in the world in 2023 by Time Out magazine. In addition, the Estadio metro station is only 3 minutes away, so you can reach almost any area of Medellín in no time.

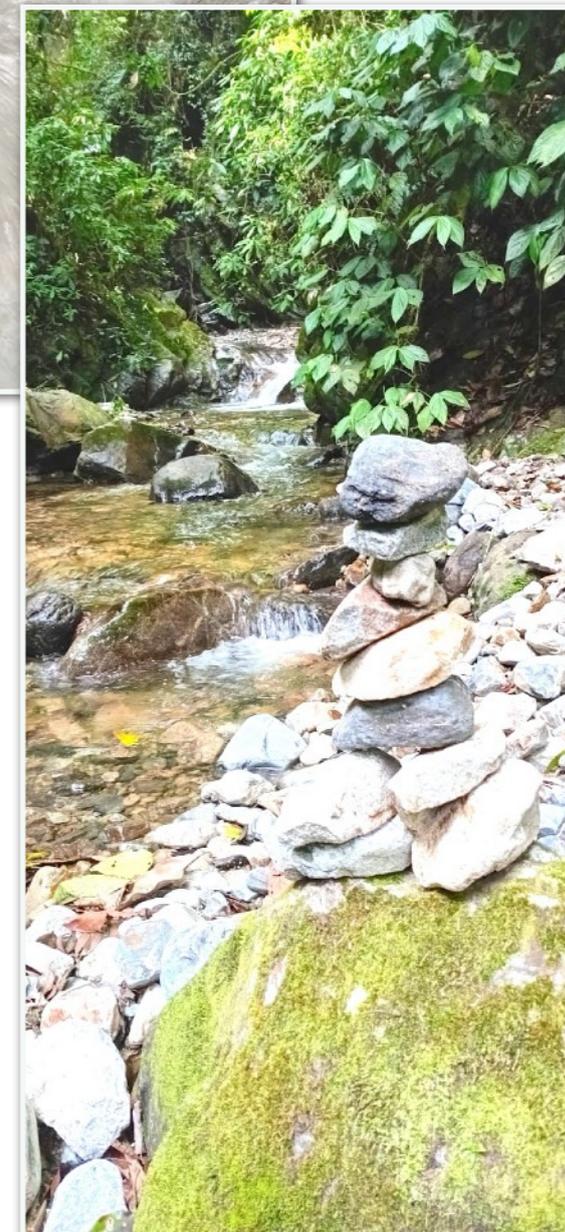
A positive side effect for me was that by investing in this house I received a 3-year visa, which means that there are no longer any time limits on how long you can stay in the country. With the **3-year visa**, you can then apply for citizenship after a further extension.

If you are interested to get to know the project, you are welcome to live there to appreciate the lifestyle, the amiability and cooperativeness of the so-called paisas, but also to appreciate the area more and more as a place for its high quality of living and, last but not least, to get to know the house and the business in order to take a good decision. The manager in charge, Danitza, is a wise, helpful and professional person. She has lived plenty of years in Florida, so that is why she speaks fluent English.”

Andreas visits the Hostel. It is a delight seeing some long-term guests again.



2 | Tour throughout the 3 climate zones



The “Bike trip throughout 3 climate zones” is an offer of the hostel that I have just started. It should definitely be continued if the new buyer wants to join the hostel activities! It's a downhill bike tour where you cycle constantly downhill through the mountains for 3 hours. You stop in between and bathe in mountain streams and waterfalls where no one else is around and the water is pure drinking water. The further down, the warmer the water. Simply wonderful!

3 Two houses, one for sale, one for rent in only 10 m distance

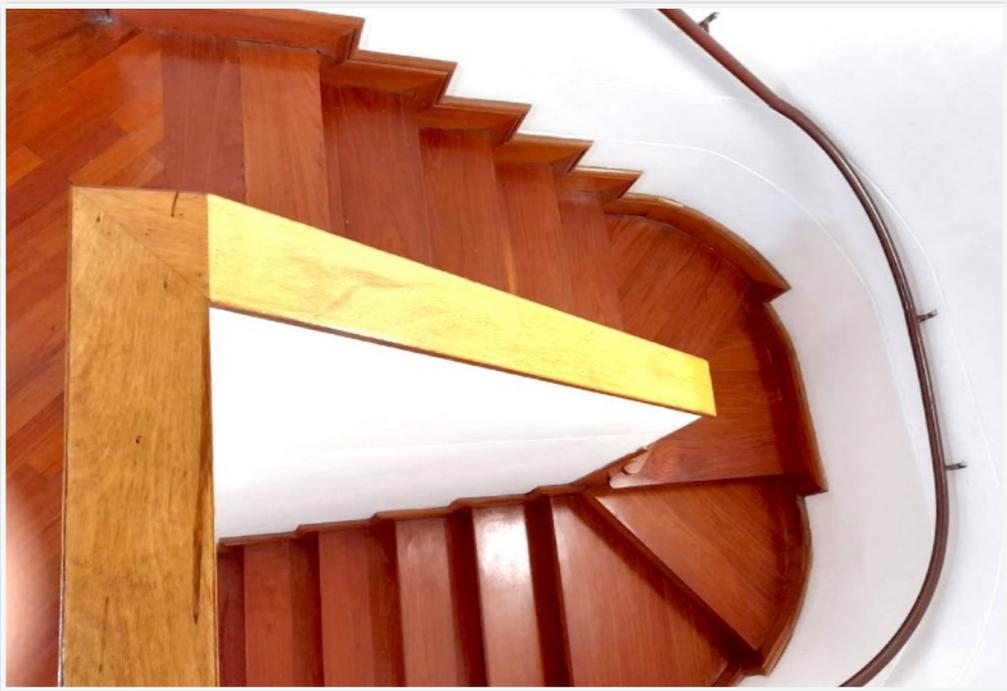
The newspaper "Time Out" has voted our quarter as the "coolest neighborhood in the world" of the year 2023!

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4

Spacious kitchen. Finished in cedar and teak wood.



5 View to the park opposite.



6 Kitchen, dining and living room.



Pictures above: The kitchen is connected to the dining room, and the dining room is connected to the living room through an archway. The international stadium is right next to our house and offers recreational opportunities and every type of sport.



Stadium: free beach volleyball courts, swimming, skating and running tracks
The “Estadio” metro station is also just 3 blocks from the building.

Floor area / floor plan 8 x 20 m = 160 m floor area. With 2 storeys the constructed area amounts around 240 qm. There is space to add 2 further floors on the rear side of the property. I would recommend a creative bamboo construction

The house has 8 rooms, all are fully furnished including built-in wardrobe and writing desk. Four of them are located on the first floor, another 4 on the second floor.

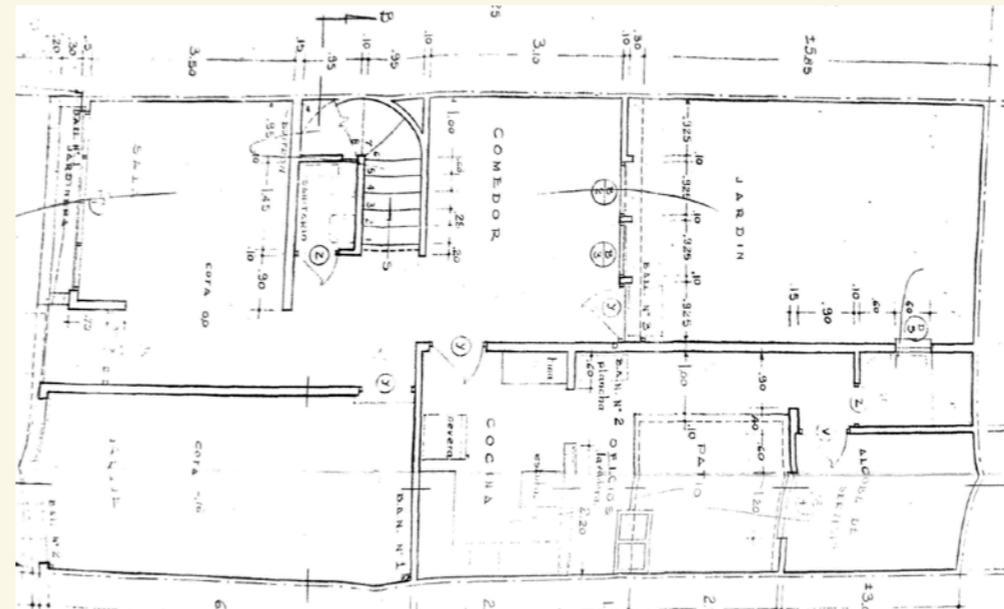
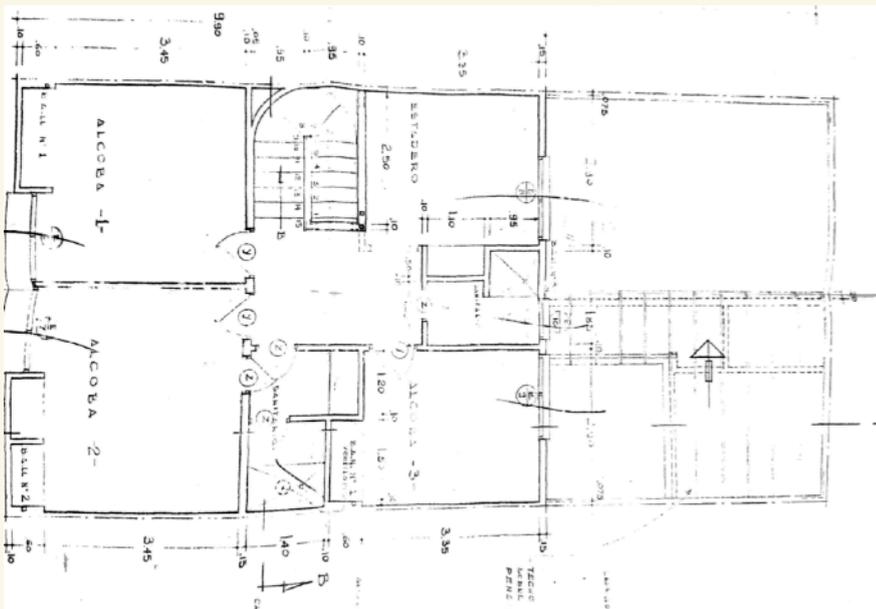
In addition, there is another apartment inserted on the 1st floor with a separate entrance and accommodation for 4 people; it has its own kitchen, bathroom and terrace.

So in total there are 9 units in the house.

The rooms have an average floor plan of around 3 x 4 m and share the house's 4 bathrooms. The main apartment on the 2nd floor is more spacious and has an additional, internal bathroom. This makes a total of 5 bathrooms in the house.

The selling price is \$ 300.000 for the property and \$ 55.000,00 for the hostel (business + inventory).

The property is unencumbered, no mortgage etc. is registered in the land register.





Hostel SAVEVA

The sale of the hostel is independent of the sale of the house.

Do you want to continue an established hostel if you purchase this house?

Before buying the offered house in the year of 2018, I had already lived in the yellow neighboring house, where the hotel reception is located, for several years. As I really liked the area, I made a conscious decision to buy the neighboring house and gradually started to welcome guests due to the high demand. Mainly students and sports groups, national and international, who have tournaments in the stadium opposite, are interested in staying in the facilities, but also tourists, young entrepreneurs and digital nomads, from all over the world.

We are currently finalizing a website in which all apartments are shown in a gallery, where they can be reserved and even paid for directly. This system allows us to proceed in a very targeted manner and with little effort. The calendars of airbnb or booking.com are directly linked to ours, so that no overbookings can occur.

See <https://hostalsaveva.com/>



The business with the students runs on a monthly basis and is therefore easy to handle. A cleaning lady comes 3 times a week and cleans the common areas as well as their rooms, including a change of bed linen.

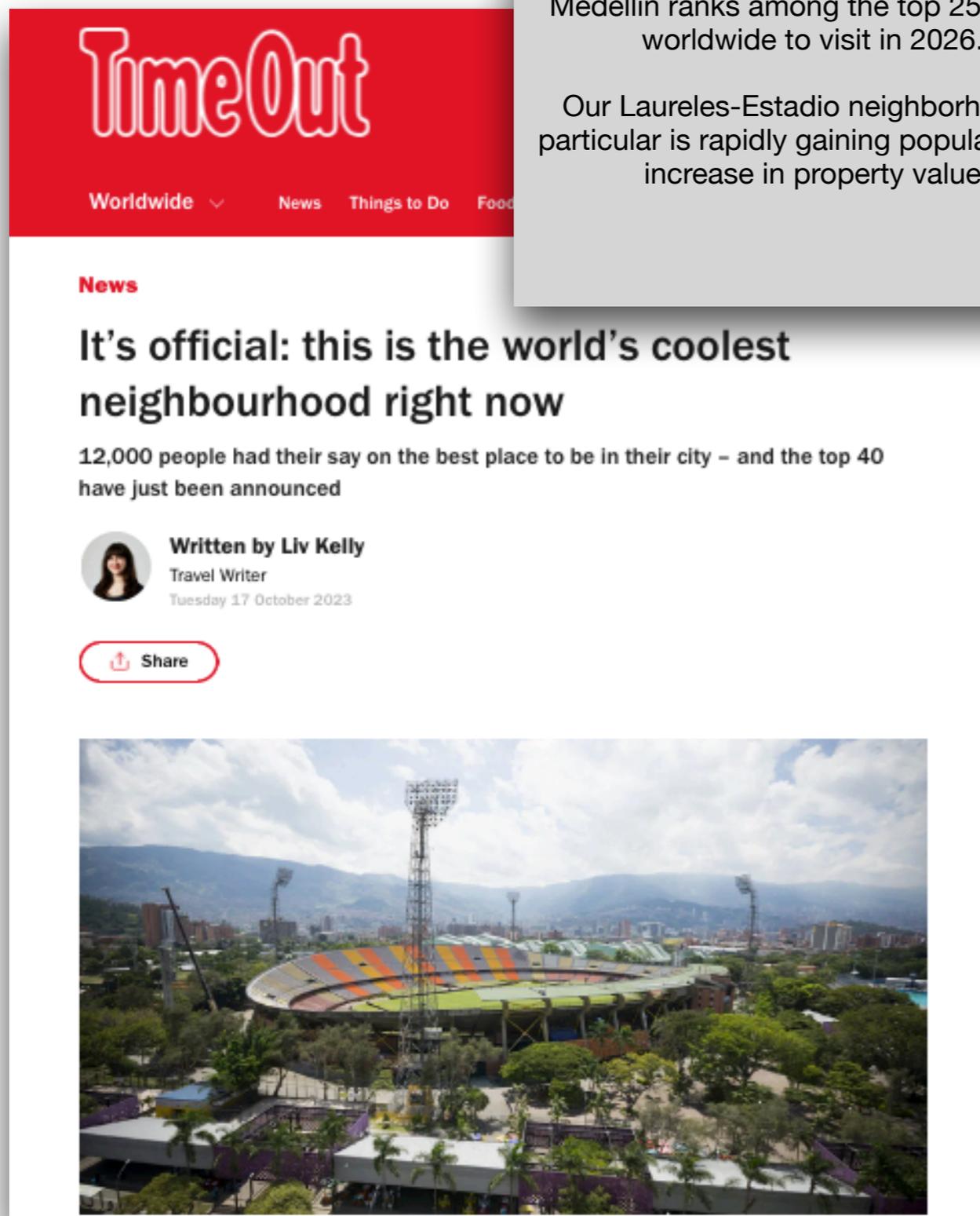
The hostel is managed by Danitza Suárez Salas, a Venezuelan who has many years of experience in tourism. She speaks fluent English and manages the hostel with its 14 apartments in the yellow house and its 8 apartments in the white house, making a total of 23 rooms. There are also 3 independent apartments in the hotel with bunk beds for groups. They have their own kitchen and entrance. Groups love this type of accommodation because they are among themselves, they have their own kitchen and also they get the accommodation at a price that is much cheaper than a hotel.

I will be happy to provide interested parties with a detailed economic analysis on request.

I will also pass on my know-how about making **chocolate pralines with the healthy Yacon sweetener** and appropriate display cases, packages and labels to exhibit the products if there is interest, see explanations about products with YACON syrup sweetener on page 10 or the website: <https://www.saveva-yacon.com/>



Danitza Suárez Salas, the manager of the SAVEVA hostel at work. She establishes contacts with national and international organizations, sports groups, language schools and universities to ensure good business with full occupancy, a good stay and an exchange between guests.



TimeOut

Worldwide News Things to Do Food

News

It's official: this is the world's coolest neighbourhood right now

12,000 people had their say on the best place to be in their city – and the top 40 have just been announced

Written by **Liv Kelly**
Travel Writer
Tuesday 17 October 2023

Share



National Geographic

Medellín ranks among the top 25 places worldwide to visit in 2026.

Our Laureles-Estadio neighborhood in particular is rapidly gaining popularity and increase in property value



el**COLOMBIANO**

National Geographic incluyó a Medellín en su lista “Best of the World” de los 25 mejores lugares para visitar en 2026

La capital antioqueña fue destacada por su transformación urbana y su vibrante escena artística.



11 | Café, chocolate confectionary, your own brand?



I have been making healthy products from homemade yacón syrup and raw cocoa since 2016.

Several products already have a national distribution license from the health authorities.

The products are prebiotic, promote weight loss and intestinal health. I will also be giving up this wonderful project due to the move.

Información Nutricional Barra Cacao	Calorías	
	Por 100 ml	Por porción
	333 Kcal	83 Kcal
Grasa Saturada	10,6 g	2,6 g
Grasa Trans	0,0 mg	0,0 mg
Carbohidratos totales de los cuales azúcares	60,3 g	12,06 g
	23 g	4,6 g
Azúcares añadidos	0,0 g	0,0 g
Fibra dietaria de la cual FOS Prebióticos	32 g	8 g
	16 g	4 g
Proteína	4 g	0,8 g
Sodio	20 mg	4,1 mg
Hierro	19,8 mg	3,96 mg
Potasio	0,4 g	0,08 g
Calcio	0,14 g	0,028 g
Magnesio	0,07 g	0,014 g
Zinc	10,9 mg	2,18 mg

Tamaño de porción: 1 Barra (25 g)
Número de porciones por envase: 3

Información Nutricional Barra Natural	Calorías	
	Por 100 ml	Por porción
	322 Kcal	64 Kcal
Grasa Saturada	2,5 g	0,5 g
Grasa Trans	0,0 mg	0,0 mg
Carbohidratos totales de los cuales azúcares	60,5 g	12 g
	15 g	3 g
Azúcares añadidos	0,0 g	0,0 g
Fibra dietaria de la cual FOS Prebióticos	29,8 g	6 g
	19 g	3,8 g
Proteína	6,5 g	1,3 g
Sodio	20 mg	4,1 mg
Hierro	19,8 mg	3,96 mg
Potasio	0,4 g	0,08 g
Calcio	0,14 g	0,028 g
Magnesio	0,07 g	0,014 g
Zinc	10,9 mg	2,18 mg

Tamaño de porción: 1 Barra (20 g)
Número de porciones por envase: 3



Puede contribuir a adelgazar y al salud intestinal.

BARRA DE QUINOA
Endulzado con sirope de yacón

Alto en fibras prebióticas

100% natural

Bajo en calorías

135 g

Fundación **SAVEVA**