

SOTOGRANDE

9,500,000 €

REFERENCE R4074742

An Exceptional Investment Opportunity: Premier Hotel, Sports Club & Commercial Complex in San Roque Golf, Adjacent to Sotogrande

10	10	6,975 m²	8,637 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

An Exceptional Investment Opportunity: Premier Hotel, Sports Club & Commercial Complex in San Roque Golf, Adjacent to Sotogrande

Luxury Realty proudly presents an unparalleled investment opportunity: an extraordinary Hotel, Sports Club, and Commercial Complex within the prestigious San Roque Golf Development. Perfectly positioned in Southern Spain's most coveted destination, this magnificent property offers luxury hospitality, premier sports facilities, and adaptable commercial spaces. It stands as a beacon of potential, bordering the internationally renowned luxury enclave of Sotogrande.

Unrivaled Location in Southern Spain's Golden Triangle

San Roque Golf is one of Southern Spain's most desirable postcodes. This secure, private, gated retreat enjoys privileged adjacency to Sotogrande. Strategically, it sits within the "Golden Triangle," offering seamless access to Marbella, Puerto Banús, and Gibraltar – all within a 35-minute drive. International connectivity is paramount: Malaga Airport (approx. 1 hour), Gibraltar Airport (30 minutes), and Jerez Airport (45 minutes) ensure effortless travel across the UK and Europe. This confluence establishes the region as a top European destination, complemented by Seville's culture and Moroccan allure via short ferry trips.

A Premier Mediterranean Lifestyle & World-Class Golf

Embracing the sun-drenched climate of the westernmost Costa del Sol, San Roque offers an idyllic Mediterranean lifestyle. Beyond world-class golf, the area provides abundant leisure opportunities: pristine sandy beaches, charming white Andalusian villages, and mountains perfect for hiking or horseback riding. The San Roque Golf Development recently underwent transformative enhancement. Under new ownership, the "Old Course" and clubhouse have been redeveloped to international standards, with upgrades also planned for the "New Course." This investment ensures a premier experience and maintains San Roque Golf's elite reputation.

The Property: Elegance, Versatility & Panoramic Vistas

Commanding an imposing elevated site, this magnificent property is prominently perched at the main entrance of the San Roque Golf development. Its strategic position affords panoramic vistas encompassing the Mediterranean Sea, the exquisitely manicured "Old" and "New" San Roque golf courses, and picturesque mountains. Visible from the main A34 coastal road – linking Gibraltar, Sotogrande, and Marbella – the building's impressive stature and prime visibility guarantee a distinguished presence. A tree-lined entry road winds to the main security gate, providing an elegant and exclusive arrival. The exterior architecture exudes classic Spanish elegance, inspired by Andalusian cortijos and iconic white villages. This traditional allure blends with a modernized interior. Its contemporary internal spaces, evolved since completion, offer exceptional flexibility and amenities suited for a multi-use commercial property. Upon entering, guests are greeted by a light-filled reception, hinting at the vastness within, confirmed by an impressive double-height, galleried stairway, creating an unforgettable first impression. Spanning five levels, this versatile property has, for the past decade, served successfully as a high-end boarding facility for a prestigious international school located within the luxury development of Sotogrande, just 15 minutes away. This proven track record as a sophisticated educational establishment underscores its robust infrastructure and capacity to cater to a discerning clientele, offering a turnkey solution for various future ventures. This extraordinary offering represents a landmark asset in one of Europe's most dynamic and affluent regions. Its potential is limitless, whether envisioned as a luxury boutique hotel, an exclusive sports and wellness club, or a high-end educational institution. Luxury Realty invites discerning investors to explore this rare chance to secure a future of prestige and prosperity.

Details

Reference	R4074742	Property Type	Commercial
Status	Sale	Price	9,500,000 €
Bedrooms	10	Bathrooms	10
Build size	6,975 m²	Plot Size	8,637 m²
Terrace	–	Parking places	by request