

CANCELADA

3,800,000 €

REFERENCE R4336051

Strategic Investment Opportunity: Premier Hospitality Property in Vibrant Cancelada, Estepona

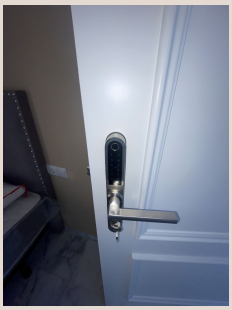
10	10	1,190 m²	300 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents an exceptional investment opportunity: an established 2-star hospitality property, ideally positioned within the dynamic and sought-after Cancelada area. This offering is more than just a hostel; it represents a tangible stake in the thriving tourism economy of the Costa del Sol, boasting a prime location with significant potential for both immediate returns and future growth. Designed to cater to a diverse range of guests, this property provides a robust foundation for an astute investor looking to capitalize on Spain's enduring appeal.

The property commands a strategic presence between the picturesque Avenida de las Palmeras and the bustling Calle Carmen Conde, placing it at the heart of Cancelada’s amenities and daily life. Spanning three meticulously organized floors, the establishment features a total of 36 well-appointed rooms. This thoughtful distribution includes 17 comfortable single rooms and 19 spacious double rooms, collectively offering accommodation for up to 55 guests. This configuration allows for flexibility in catering to solo travelers, couples, and small groups, maximizing occupancy rates and revenue streams in a highly competitive market.

Cancelada itself is a charming and burgeoning district, an integral part of the renowned municipality of Estepona, located in the captivating eastern stretch of the Costa del Sol in the south of Spain. This locale is celebrated for its perfect blend of traditional Andalusian charm and modern conveniences. Residents and visitors alike benefit from a comprehensive array of services, including local shops, supermarkets, medical facilities, banks, and an inviting selection of restaurants and cafes. The area maintains a vibrant community atmosphere while offering all the necessities for comfortable living and an enjoyable stay, making it highly attractive to tourists seeking an authentic Spanish experience without sacrificing convenience.

One of the most compelling attributes of this property is its truly excellent communications network. Positioned directly adjacent to the Autovía del Mediterráneo (A-7), the hostel offers unrivalled access to the entirety of the Costa del Sol. This arterial route connects key destinations seamlessly, placing Marbella's luxury and glamour, San Pedro de Alcántara's charm, and Estepona's traditional beauty all within easy reach. The property is a mere 5-minute drive from the pristine Mediterranean beaches, allowing guests quick and effortless access to sun-drenched shores and crystal-clear waters. For those preferring a leisurely pace, the beach is also a pleasant 15-minute walk away, emphasizing the locale's convenience and walkability.

Further enhancing its accessibility, the property is conveniently serviced by two distinct bus lines, providing efficient public transport options for guests wishing to explore the wider region without the need for a private vehicle. This connectivity underscores the hostel's appeal to a broad demographic of travelers, from independent adventurers to those seeking a cost-effective base for exploring the region's abundant attractions. The seamless travel links to major towns and natural landmarks ensure that guests can effortlessly immerse themselves in the rich culture, exquisite gastronomy, and diverse leisure activities that define southern Spain.

The strategic positioning of Cancelada, nestled between the vibrant municipalities of Estepona and San Pedro de Alcántara, and in close proximity to the world-famous Marbella, places this investment at the epicentre of one of Europe's most coveted tourist destinations. This region is renowned for its championship golf courses, sophisticated marinas, designer boutiques, and a plethora of outdoor activities, from watersports to hiking in the Sierra Bermeja mountains. Guests of this hostel can easily access a lifestyle rich in leisure, culture, and natural beauty, ensuring a consistently high demand for accommodation throughout the year.

For the discerning investor, this established 2-star hostel represents more than just an operational business; it is a gateway to the thriving and resilient tourism market of the Costa del Sol. The property offers a robust foundation for immediate income generation, complemented by significant potential for enhancement and value appreciation. Whether the vision is to continue operating it as a successful hostel, or to explore opportunities for modernization and upgrade to cater to an even broader market segment, this property offers a flexible and promising investment pathway. Its prime location, comprehensive amenities within Cancelada, and outstanding regional connectivity ensure its enduring appeal and a strong return on investment in the dynamic real estate landscape of southern Spain.

Combining a strategic location in a growing and popular area with a solid operational foundation and substantial future potential, this Cancelada hostel is an exceptional proposition. It is perfectly poised to benefit from the continuous influx of tourists to the

Costa del Sol, offering a compelling opportunity for investors seeking to expand their portfolio within the lucrative Spanish hospitality sector. This is an invitation to acquire a valuable asset in a truly privileged setting, backed by the robust tourism infrastructure and natural allure of the south of Spain.

Details

Reference	R4336051	Property Type	Commercial
Status	Sale	Price	3,800,000 €
Bedrooms	10	Bathrooms	10
Build size	1,190 m²	Plot Size	–
Terrace	300 m²	Parking places	by request

Features

Air conditioning, Mountain views, Lift, Parking