

CANCELADA

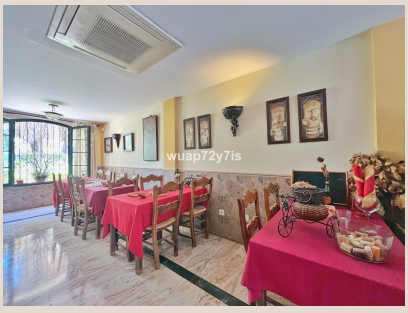
1,278,000 €

REFERENCE R5121865

An Exquisite Turnkey Hospitality Investment: Premier Boutique Property on the Costa del Sol

10	10	306 m²	124 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an unparalleled investment opportunity on Spain's illustrious Costa del Sol. Luxury Realty proudly presents a meticulously maintained and fully operational boutique property, boasting an esteemed official tourist license and poised for immediate, profitable transition. This is not merely a building; it is a thriving hospitality business, flawlessly integrated into one of the most coveted destinations in Southern Spain, offering a discerning investor a seamless entry into the region's dynamic luxury rental market.

Nestled within the picturesque and tranquil village of Cancelada, a charming jewel within the sophisticated municipality of Estepona, this property commands a privileged position that balances serene natural beauty with effortless access to vibrant urban hubs. Its strategic location places you just 800 meters from pristine Mediterranean beaches, offering guests the ultimate coastal experience. Furthermore, world-renowned destinations are mere moments away: Marbella center, synonymous with luxury and glamour, is a swift 10-minute drive; the iconic superyacht haven of Puerto Banús is just 8 minutes; and the authentic Andalusian charm of Estepona is reachable in a mere 12 minutes. This prime locale ensures consistent demand from an affluent international clientele seeking both relaxation and exhilaration on the sun-drenched shores of the Costa del Sol.

This magnificent edifice spans a generous 303 square meters of constructed area, intelligently distributed across three levels to maximize guest comfort and operational efficiency. The property features an impressive total of 12 exquisitely appointed double rooms, each a private sanctuary designed for discerning travelers. Every room benefits from its own luxurious en-suite bathroom, offering an elevated sense of privacy and convenience. Moreover, each room boasts a private balcony, providing guests with serene, unobstructed vistas of the verdant natural surroundings, inviting moments of peaceful contemplation amidst the Costa del Sol's breathtaking landscape.

The commitment to guest satisfaction is evident in the meticulous outfitting of each individual room. Guests are assured a modern, supremely comfortable, and secure stay, thanks to an array of high-end amenities. These include individual climate control via air conditioning, state-of-the-art flat-screen televisions, high-speed Wi-Fi connectivity, premium quality mattresses ensuring restorative sleep, personal capsule coffee machines for a touch of home comfort, dedicated work desks catering to the modern traveler, and advanced electronic locks for paramount security and convenience. Every detail has been carefully considered to provide a luxury experience that garners exceptional guest reviews.

The ground floor serves as the vibrant heart of the establishment, welcoming guests into a well-appointed reception area. Adjacent to this, a fully equipped professional-grade kitchen stands ready to cater to a range of culinary needs, from elegant breakfasts to bespoke dining experiences. A sophisticated common lounge area provides a comfortable space for relaxation and socializing, with seamless access to an expansive outdoor terrace. Currently presented as a versatile blank canvas, this terrace offers tremendous potential. It is perfectly suited to be transformed into charming al-fresco dining spaces, an inviting breakfast nook, or an exquisite lounging area, significantly extending the property's appeal and enhancing the overall guest offering.

Beyond the guest rooms, the property's thoughtful design incorporates two impeccably maintained communal restrooms, one of which is thoughtfully adapted for guests with reduced mobility, reflecting a commitment to inclusive hospitality. Advanced technological integration further elevates this property: a robust video intercom system with remote door access ensures security and ease of management, while an efficient energy setup featuring cutting-edge aerothermal technology and integrated solar panels dramatically reduces operational costs and underscores a dedication to sustainable practices. These modern infrastructural elements contribute directly to the property's long-term viability and profitability.

While excelling as a premier holiday rental, this property's inherent flexibility unlocks a multitude of diverse business models, making it an extraordinarily versatile asset. It is ideally suited for corporate clients seeking premium accommodation for employees on temporary assignments, whether for short project durations or extended stays of several weeks or even months. Its adaptable layout also lends itself perfectly to boutique wellness retreats, specialized workshops, or exclusive group bookings, expanding its potential revenue streams far beyond conventional tourism. This inherent adaptability positions the property as a strategic acquisition for investors looking for diversified income opportunities in the flourishing Costa del Sol market.

A truly exceptional facet of this offering is its readiness for immediate and seamless handover. Thanks to an already established and highly regarded online presence, evidenced by consistently excellent guest reviews across various platforms, the new owner

can anticipate an uninterrupted flow of operations and revenue from day one. Offered tenant-free, this asset provides a clean slate, ensuring a smooth transition without any encumbrances. The combination of a strategic, highly sought-after location, remarkable versatile-use potential, and the promise of a solid return on investment from the outset unequivocally establishes this property as a standout opportunity in the competitive, yet highly rewarding, Costa del Sol hospitality market. Embrace the chance to own a piece of Southern Spain's luxury tourism future.

Details

Reference	R5121865	Property Type	Commercial
Status	Sale	Price	1,278,000 €
Bedrooms	10	Bathrooms	10
Build size	306 m²	Plot Size	–
Terrace	124 m²	Parking places	by request

Features

Air conditioning, Private garden