

LA ALCAIDESA

3,495,000 €

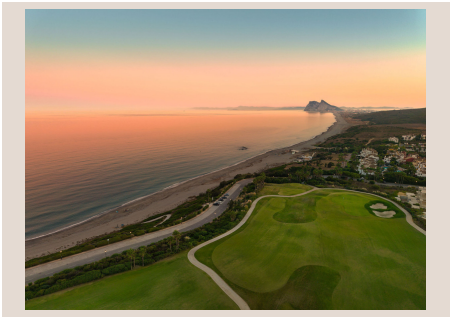
REFERENCE R5512639

A Prestigious Boutique Hotel Opportunity in La Alcaidesa: Southern Spain's Coastal Gem

9	1,222 m²	1,146 m²	344 m²
BEDROOMS	BUILT	PLOT	TERRACE













Description

Perched gracefully on the captivating Costa del Sol, moments from the shimmering Mediterranean Sea and within effortless reach of the sophisticated enclaves of Sotogrande and the international hub of Gibraltar, presents an exceptional investment opportunity: Alcaidesa Boutique Hotel. This established adults-only haven epitomizes refined hospitality, offering a fully operational, turn-key business poised for its next discerning owner.

Alcaidesa Boutique Hotel is more than just a property; it is a meticulously curated experience. It comprises nine exquisitely styled, en-suite guest rooms, each a private sanctuary of comfort and elegance. The renowned Entre Palmeras restaurant, a chic rooftop bar and terrace boasting panoramic views, a state-of-the-art commercial kitchen, and secure underground guest parking complete the offering. Every operational element is already impeccably in place, ensuring a seamless transition for new ownership.

An Intimate Tapestry of Luxury and Character

This boutique hotel distinguishes itself through its deliberately personal scale. Far from the impersonal grandeur of conventional resorts, Alcaidesa Boutique Hotel cultivates a warm, characterful atmosphere that instantly embraces guests. Each of the nine guest rooms features a private, elegantly appointed en-suite bathroom, designed to offer an exclusive retreat. The reception and communal areas echo this sentiment, fostering an intimate ambiance where every guest feels uniquely valued. The result is a truly individual guest experience, underpinned by the robust infrastructure of a professionally managed hospitality business.

Culinary Excellence: The Heartbeat of Entre Palmeras

At the very soul of the property lies Entre Palmeras, its acclaimed restaurant, a culinary destination in its own right. Helmed by the exceptionally talented Brazilian-born Chef Marcello Silveira, Entre Palmeras has cultivated an enviable reputation. Chef Marcello's illustrious career spans over two decades, having honed his craft in prestigious kitchens across England, Australia, and Portugal, including celebrated Michelin-starred establishments. His distinctive approach brings a sophisticated international perspective to the vibrant, fresh ingredients of the Mediterranean, creating a menu that is both innovative and deeply rooted in local flavours.

Entre Palmeras serves not only the hotel's discerning guests but also attracts a loyal clientele from beyond, making it an integral part of the overall hotel experience and a significant revenue stream. Crucially, Chef Marcello has expressed his intention to remain with the restaurant following the sale, offering invaluable continuity, culinary stability, and an established brand identity to the new owner.

Elevated Experiences: The Rooftop Bar and Terrace

Adding another layer of allure, the hotel's rooftop bar and terrace are designed to capture the essence of the Mediterranean lifestyle. These elegant spaces provide an idyllic setting for evening cocktails under the stars, exclusive private dining events, intimate celebrations, and thoughtfully curated gatherings. With breathtaking views and a sophisticated ambiance, the rooftop complements Entre Palmeras, allowing the hotel to craft unforgettable experiences that extend far beyond mere accommodation, significantly enhancing its food and beverage offering and guest appeal.

Seamless Operations and Future Potential

Behind the inviting guest-facing areas lies an equally crucial, professionally engineered infrastructure. The property boasts a fully equipped commercial kitchen capable of supporting high-level culinary operations, secure underground parking for guests, convenient lift access between all principal levels, and dedicated service and technical areas. This comprehensive operational readiness means that much of the inherent complexity in establishing such a high-calibre hospitality property has already been masterfully addressed.

This represents a true turn-key acquisition. A new owner can bypass the extensive and often challenging phase of conversion or development, immediately stepping into an operational boutique hotel. This allows for an immediate focus on refining the guest experience, elevating the brand, optimizing commercial performance, and charting the future direction of a thriving business.

Moreover, the property offers compelling potential for further development. Architectural studies have already explored several exciting possibilities, including the addition of further guest accommodation and enhanced rooftop facilities. While any alterations would naturally be subject to relevant technical and planning approvals, these studies clearly demonstrate the inherent flexibility of the property and provide tangible directions for future expansion and value creation.

Alternatively, expansion is not a prerequisite. The very intimacy of the existing nine-room model is one of the hotel's most cherished defining qualities. There remains considerable scope to further develop Entre Palmeras, expand private dining offerings, curate more exclusive events, enhance the rooftop experience, and enrich the overall guest journey, all while meticulously preserving its unique boutique character.

La Alcaidesa: A Coveted Southern Spanish Destination

The strategic location of Alcaidesa Boutique Hotel is an undeniable cornerstone of its proposition. La Alcaidesa, nestled on Spain's sun-drenched southern coast, masterfully blends pristine Mediterranean beaches and a tranquil coastal environment with an extraordinary concentration of world-class golf. The esteemed La Hacienda Links Golf Resort is practically on its doorstep, while the legendary courses of Sotogrande and San Roque, including the iconic Real Club Valderrama and Real Club de Golf Sotogrande, are all within effortless reach.

Sotogrande itself adds an unparalleled layer of international allure, boasting a sophisticated marina, an array of gourmet restaurants, world-class polo, further championship golf, and an established, affluent international lifestyle. Meanwhile, Gibraltar provides exceptional international connectivity, including its airport, and serves as another significant source of discerning international visitors. La Alcaidesa is rapidly elevating its profile as a premier destination in its own right, thanks to continuous investment in high-quality hospitality, yet it retains a distinctly quieter and more intimate charm compared to the more densely developed resort hubs along the Costa del Sol.

Alcaidesa Boutique Hotel therefore represents far more than the acquisition of physical assets. It is an established, high-calibre boutique hospitality property with its own unique identity, a highly regarded restaurant helmed by an exceptional chef, comprehensive operational infrastructure already seamlessly in place, and multiple credible pathways for future growth and enhanced profitability. For its next visionary owner, this is an unparalleled opportunity to inherit a thriving establishment – a place that already excels, warmly welcomes guests, and possesses an undeniable character – and to guide it towards its next distinguished chapter.

Details

Reference	R5512639	Property Type	Commercial
Status	Sale	Price	3,495,000 €
Bedrooms	9	Bathrooms	by request
Build size	1,222 m²	Plot Size	1,146 m²
Terrace	344 m²	Parking places	by request

Features

Air conditioning, Sea views, Lift, Private garden, Alarm system, 24H Security, Parking