

ANTEQUERA

3 500 000 €

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For Sale: Beautiful 4-Star Hotel in the Heart of Andalusia Location: Antequera, Málaga, Spain Description: Welcome to this magnificent 4-star hotel, situated along the picturesque A-45 highway. This well-maintained and charming hotel offers a unique opportunity for investors looking for a successful venture in one of Spain's most enchanting regions. Highlights: -Rooms: 48 spacious and comfortable rooms (36 double rooms and 12 single rooms) with modern amenities and stunning views over the Andalusian landscape. -Apartment: A standalone 4-room apartment within the hotel of 91.09 m², ideal for extended stays or staff accommodation. Facilities: -A fully equipped restaurant of 117.90 m² and a bar where guests can enjoy delicious meals and drinks. -Extensive parking facilities, including eight garages. -Additional amenities such as a laundry, storage rooms, and an external kitchen for catering. -Two private villas on the premises: -Villa 1: 107.66 m² (veranda, hall, kitchen, pantry, bathroom, and three bedrooms) -Villa 2: 201.31 m² (veranda, hall, living room, corridor, kitchen, laundry room, bathroom, four bedrooms, garage, and storage room) -An extra detached restaurant space, ideal for a franchise like McDonald's, to generate additional income. The upper floor of this space features an apartment ready for renovation. Common Areas: -Ground Floor: Elegant reception, cozy cafeteria, spacious dining area, guest restrooms, a fully equipped kitchen, staff area, and various storage rooms. -First Floor: Cozy lounge, office space, staff area, 10 rooms (4 with a beautiful terrace), and a 4-room apartment. -Second Floor: Lounges and 21 comfortable rooms. -Third Floor: Lounges and 17 comfortable rooms. -Outdoor: Two beautiful single-family homes, a laundry building, an installation and storage building, and a transformer house. Touristic Location: Located on the autovía A-45, a major tourist route connecting the beautiful cities of Málaga and Córdoba. The hotel is a popular stop for tourist buses from the travel company Tui, whose passengers regularly stay overnight, have breakfast, lunch, and dinner here. Nearby attractions include the historic town of Antequera, the impressive El Torcal nature park, and the world-famous Caminito del Rey. Dimensions: -Hotel Area: 1,928.37 m² -Plot Size: 33,000 m² (+/-) Financial Information: -Appraised Value (2010): €4,001,258 Features: -Consolidated property with no known building regulation violations. -Located near major tourist routes, ideal for guests exploring Andalusia. This beautiful hotel not only offers comfortable accommodations but also extensive facilities for a wide range of events and gatherings. It is an excellent investment for any entrepreneur in the hospitality sector. For more information or a viewing, contact Si Andalucia. Financial information can be provided to genuinely interested parties who can demonstrate sufficient funds and sign an NDA. Important Notice: On behalf of the owners, we kindly but firmly request interested parties and other real estate agencies not to contact the hotel directly or visit without an appointment. This is not appreciated. Si Andalucia holds the exclusive sales rights to this hotel. For information, scheduling viewings, or negotiations, please contact us directly.

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[redacted]	[redacted]	[redacted]	3 500 000 €
[redacted]	10	[redacted]	10
[redacted]	2 460 m²	[redacted]	33 000 m²
[redacted]	36 m²	[redacted]	[redacted]

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