

Ref: K 22516

## Charming small country hotel in Andalucia, only 20 min from the beaches

**1,350,000  
EUR**



**Investment type :** For sale

**Price in Euros :** 1,350,000 EUR

**Country :** Spain

**Property type :** Hotel

**Price in US Dollars :** 1,391,753 USD

**Condition :** Turnkey

**Bedrooms :** 11

**Restaurants :** 1

**Hotel area :** 680

The hotel is located in the heart of the Axarquía region of Andalucía, on the eastern Costa del Sol of Málaga. **This could also be ideal as a retreat.**

### **Possibility for a Spa / wellness.**

In the surroundings of the natural park with incredible views over the mountains and the valley and with numerous natural resources nearby. Beaches are only 20 minutes away. Distance to Vélez Málaga and beach areas 20km. To Málaga capital 55km. To Granada capital 84km.

The hotel is on a 3,300-meter estate of land, practically all gardens. And a building of 680 square meters, rebuilt in 2006 and completely expanded and improved in 2014.

It has drinking water and municipal sanitation, as well as electrical network. In addition, the hotel has a security electric generator as well as a 10,000 liter water tank, in the event of exceptional interruption of any public supply.

The construction consists of 2 typically Mediterranean Andalusian buildings with white and earth tones predominating, as well as the use of brick, stone and wood.

### **ROOMS**

The hotel is fully furnished and decorated, with a rustic, elegant style, with designs and appropriate to the environment. The hotel has 11 double rooms of different types. With equipped bathroom, plasma TV, air conditioning. Of which 7 have a terrace and garden located in the independent building. In the main building the other 4 rooms are superior. One of them is the double junior suite that consists of 2 bedrooms and a bathroom with shower. It has a large private terrace with views of the ruins of the Castle. All suites have a minibar and a tea and coffee station.

The kitchen is fully equipped with machinery and utensils, as well as the restaurant. The hotel underwent a renovated decoration in 2019, hotel has 10 car private parking. Pool with panoramic terrace, charming garden, and covered porch next to the restaurant for lunch and dinner. It also has an orchard at the back of the garden.

- Cataloged in Tourism as rural with two stars and the possibility of going to three.
- Has all the permits and licenses in order: state, regional and municipal. As well as up to date with taxes, rates and any other payment.
- The reputation of this hotel is one of the highest in the province, being permanently valued above 9 out of 10.

Outstanding presence in wholesalers and agencies: booking, hotelsbeds, Tripadvisor, etc. expedia,

- The long season from April to October, is highly profitable, made up of a profile of middle-aged clients, 70% from European countries and 30% national.

Average stays are 5 days, and the typical client is an independent tourist, a lover of tranquility and who likes to discover Málaga and Andalucía at their leisure. The restaurant represents an important part of the income, since this type of tourist likes traditional cuisine and enjoys an exclusive and peaceful atmosphere.

- The sale price of the property and the business in operation is 1,350,000 euros. **Important is the taking over of the SL, which results in 0 % taxes !**
- Demonstrable profitability, sales from the first month, and with future projection of improvement.
- Reservations already made for the next season.
- Database frequent clients in the hotel

