

Ref: K0195

Exclusive Boutique Hotel or Aparthotel Project Overlooking the Mediterranean - Costa del Sol

**6,900,000
EUR**



Investment type : For sale

Property type : Hotel

Bedrooms : 32

Restaurants : 1

Hotel area : 4000

Price in Euros : 6,900,000 EUR

Price in US Dollars : 7,113,402 USD

Country : Spain

Condition : Project stage

Exclusive Investment Opportunity - Costa del Sol

An exceptional real estate and hospitality investment just 1.5 km from the beach (15 minutes on foot), only 15 minutes from Málaga Airport and 30 minutes from Málaga city.

This **historic Cortijo estate** combines Andalusian charm with a clear vision for future development. In its current state, the property is fully operational, boasting a built area of approximately **1,700 m²**, distributed as follows:

- **Ground floor** – Restaurant, professional kitchen, and storage: 589.39 m²
- **Upper floor** – 3 penthouse apartments with private terraces: 275.51 m²
- **Lower floor** – 3 en-suite guest rooms + service areas: 563.30 m²
- **Spa & fitness facilities:** ~80 m²
- **Covered private parking:** ~90 m²
- **Technical installations:** ~50 m²

Total built area: ~1,700 m²

The estate is positioned for its next phase of development, with all required permits and licenses in place. Its versatility makes it ideal for a **boutique hotel**, an **exclusive holiday resort**, or a **residential development project**. Upon completion, the project will expand to approx. **4,500 m² of built space**.

Price & Inclusions (€6.9M)

The asking price of **€6.9 million** covers:

- The fully operational estate and existing buildings
- All valid permits and licenses (including hotel operation license)
- Approved project plans and architectural framework
- A **5,000 m² plot**, enclosed by a natural stone wall valued at over €1M

Investor Responsibilities

- Completion of remaining construction (estimated cost: ~€5M)
- Financing option: A construction loan of up to €5M may be arranged for serious investors

Existing, Completed Facilities (Block 4 - Ready for Immediate Operation)

- 3 luxury penthouse apartments (turnkey – ready for sale or rental)
- 2 exclusive suites with en-suite bathrooms
- Restaurant with capacity for 150 guests + outdoor terrace (50 seats)
- Swimming pool, spa, and fitness area
- Elevators, modern technical systems, and covered parking
- Landscaped communal areas of high aesthetic quality

This allows immediate revenue generation while the remainder of the project is completed.

Permits & Documentation

- Approved building license for **13 additional luxury apartments** (alternative use: up to 40 hotel rooms)
- Hotel operation license – ready to operate as a boutique hotel or serviced residence
- Fully completed architectural plans – construction can begin immediately
- Flexible zoning – approved for both residential and touristic use

Full Project Potential

When fully developed, the estate offers:

- Up to **23 luxury apartments** (3 already completed)
 - Or up to **32 double hotel rooms**, creating a full boutique hotel
 - Total expansion: **~4,500 m²** (in addition to the existing 1,700 m²)
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