

Ref: G0210

A unique combination of a small high-end boutique hotel and an elegant private residence near Malaga

**1,400,000
EUR**



Investment type : For sale

Property type : Hotel

Bedrooms : 7

Hotel area : 700

Price in Euros : 1,400,000 EUR

Price in US Dollars : 1,647,059 USD

Country : Spain

Condition : Turnkey



An Exceptional Estate of Privacy, Scale, and Views

Set apart from residential developments and surrounded by protected countryside, this exceptional, fully independent estate offers a rare combination of privacy, scale, and scenery. With **7 bedrooms, 7 bathrooms**, and approximately **700 m² of built space**, the property enjoys uninterrupted views across the **Mediterranean Sea** and the dramatic **Málaga mountain range**—a setting increasingly difficult to find in Southern Spain.

Bordering a national nature reserve and immersed in unspoiled landscapes, the estate offers absolute tranquility while remaining closely connected to village life and the Costa del Sol.

Village Life & Andalusian Character Within Walking Distance

The home is within **walking distance of the award-winning historic village of Cómpeta**, a beautifully preserved community that has retained its genuine Andalusian character. The village provides all essential amenities, including several supermarkets, medical services, a veterinary clinic, and approximately **20 restaurants and cafés**.

Cómpeta is also known for its welcoming international community, with residents from across Europe and beyond making up roughly one-third of the population—creating a cosmopolitan yet authentically Spanish atmosphere.

Tranquility Without Isolation

While the setting feels remote and peaceful, the location is remarkably convenient:

- **30 minutes** to quiet Mediterranean beaches
- **30 minutes** to golf courses and modern shopping centres
- **Under 1 hour** to the city of Málaga and **Málaga International Airport**

This balance of seclusion and accessibility makes the estate ideal both as a permanent residence and as a lifestyle destination.

A Refined Alternative to Mass Tourism

Designed for those who value space, comfort, and authenticity, this property offers an elegant alternative to mass tourism and high-density coastal developments. Far removed from crowded beaches, high-rise resorts, and the fast-paced glamour of Marbella, life here unfolds at a more refined and natural rhythm—under open skies, surrounded by mountains and sea.

One Property, Multiple Ways to Live and Invest

The estate is currently configured as a **generous private residence combined with a highly successful, upscale boutique hotel**, offering outstanding flexibility:

- It can be **fully converted into a grand private home**, featuring multiple bedrooms, several kitchens, and a variety of indoor and outdoor living and dining spaces.
- Alternatively, the existing layout can be retained, combining a **private owner's residence of approx. 200 m²** with a **well-established boutique hotel**.

Located just **1,000 metres from Cómpeta** and **one hour from Málaga Airport**, this is a rare opportunity to combine lifestyle, privacy, and income potential within a single exceptional property.

Property Highlights & Amenities

- Fully **solar-powered heating and cooling system** throughout the property
- **Separate owner's residence (approx. 200 m²)**
 - Two bedrooms with ensuite bathrooms
 - Spacious kitchen
 - Private outdoor dining and lounge areas
- **Five luxury guest suites**, each with a private terrace
- Outdoor bar and kitchen with **foldable glass walls**
- Wellness facilities including **gym, massage room, and sun deck**
- Large **heated swimming pool (6 x 12 m)** with jet stream
- Extensive library with **over 3,000 books** and multiple lounge areas
- Direct border with a **protected national nature reserve**
- Immediate access to **award-winning hiking trails**
- **Green Key Certified**, an internationally recognised eco-label
- Spectacular, uninterrupted views of the **mountains and Mediterranean Sea**

Designed for Elegant Private Living

With seven generous bedrooms, multiple lounges, private terraces, and high-end amenities, the estate functions effortlessly as a luxurious private residence. Owners enjoy complete privacy in a serene mountain environment while remaining minutes from village life, restaurants, and the beaches of the Costa del Sol.

A Proven Boutique Hospitality Opportunity

For buyers interested in combining personal living with a rewarding venture, the estate is ideally suited to a hybrid model. Owners may reside privately on site while continuing to operate a thriving **adults-only eco-boutique hotel and wellness retreat**.

The property is fully licensed, operational, and enjoys strong occupancy levels and excellent guest reviews. Its location and layout are particularly well suited for:

- Wellness and yoga retreats
- Hiking and nature-focused holidays
- Remote-work residencies
- Executive sabbaticals and creative retreats

Optional transition support is available for buyers wishing to continue the existing business.

Long-Term Value & Investment Rationale

- Sustainable construction with a **low operational footprint**
- Located in one of Europe's **fastest-growing eco-tourism regions**
- Stable Spanish real-estate market within the **European Union**
- Strong appeal to European and U.S. buyers seeking residency or a second home
- Opportunity to acquire a **proven, income-generating business** alongside a private residence

Location Overview: Cómpeta & the Costa del Sol

Cómpeta is a vibrant and cosmopolitan mountain village known for its cultural life, gastronomy, and welcoming atmosphere. It attracts artists, hikers, nature lovers, and professionals from across Europe and North America.

- **Costa del Sol beaches, golf courses, and boutique shopping:** 30 minutes (approx. 14 km)

- **City of Málaga:** around 1 hour

Málaga offers a rich cultural scene, renowned museums, urban beaches, and a rapidly growing international tech and innovation hub—making this estate both a peaceful retreat and a well-connected European base.

Price & Info

The total price for the real estate — consisting of the boutique hotel and the spacious private residence — is **€1.4 million**. This price includes the complete hotel interior and all operational equipment, allowing you to start running your own boutique hotel or B&B concept immediately.

Optional Business takeover

There is also an optional acquisition of the operating business, including its brand, reputation, organisational structure, and established guest base.

- This business transfer is separate from the real estate transaction. The purchase price will be determined at the time of sale using a standard hospitality valuation method based on gross revenue and an industry-accepted multiplier.

By acquiring the business, income generation can begin from day one.

*** More Information

Via the link below, you will find more detailed information and can leave your contact details to explore this exceptional opportunity in greater depth.

- <https://malagahills.com/luxury-property-hotel-malaga-area/>