



1.275.000 €

Referentie: RS15717 Slaapkamers: 18 Badkamers: 19 Perceelgrootte: 770m<sup>2</sup>





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## Costa Calida, San Javier

Frontline HOTEL with restaurant and sea views in Santiago De La Ribera This prime beachfront hotel offers an exceptional investment opportunity in the heart of Santiago de la Ribera, a bustling resort town on the renowned Mar Menor coast. Featuring 16 well-appointed en-suite guest rooms, each with lift access and breathtaking sea views, this hotel provides a fantastic base for year-round tourism. On the third floor is a private apartment for the owners.

**Property Overview:** Ground Floor (170.56m<sup>2</sup>): Welcoming reception area, stylish bar/restaurant, and restrooms. First Floor (176.10m<sup>2</sup>): 8 en-suite guest bedrooms. Second Floor (176.10m<sup>2</sup>): 8 en-suite guest bedrooms. Third Floor (67.20m<sup>2</sup>): Essential laundry, boiler room, and maintenance area + private apartment. Fourth Floor: Dedicated covered space for installations and solar panels.

**Operating Details:** Annual Property Tax: €5,000, which is potentially reduced to €2,500 with available Town Hall assistance. Guest Room Rates: Low season: €55 per night. High season: €75 per night. Utilities: Water: Approx. €800 per month. Electricity: Approx. €1,500 per month.

**Prime Location:** Santiago de la Ribera is a thriving year-round destination, offering unparalleled access to Murcia International Airport (25 mins) and Alicante Airport (1 hour), with major motorways just 5 minutes away. This hotel's enviable location not only maximizes tourism potential but also provides easy accessibility for visitors from around the world.

**Investment Potential:** Currently rated 2 stars, the hotel boasts a unique opportunity for growth and upgrades. Whether you're looking to expand amenities, enhance service offerings, or elevate the brand, this property offers remarkable potential. To truly appreciate this investment, viewing is essential. This rare beachfront opportunity awaits the visionary investor ready to realize its full potential.