



Hotel for sale in Antequera, Antequera

3,500,000 €Reference: R4771708 Bedrooms: 63 Bathrooms: 55 Plot Size: 33,000m² Build Size: 2,460m² Terrace: 36m²



Antequera, Antequera

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.

Features:

Features	Orientation	Climate Control
Lift	North East	Air Conditioning
Near Transport		
Marble Flooring		
Double Glazing		
24 Hour Reception		
Restaurant On Site		
Staff Accommodation		
Access for people with reduced mobility		
Views	Setting	Condition
Country	Country	Excellent
Furniture	Kitchen	Security
Fully Furnished	Fully Fitted	24 Hour Security
Parking	Utilities	Category
Garage	Electricity	Investment
Street	Drinkable Water	
More Than One		
Energy Rating	CO2 Emission Rating	
D	C	