



## Detached Villa for sale in Arenas, Arenas

477 250 €

Référence: RS27441    Chambres: 7    Bain: 2    Terrain: 3 321m<sup>2</sup>    Construite: 327m<sup>2</sup>







## Axarquía, Arenas

Exclusive property located on the waterfront of the Bermejales Reservoir, with unobstructed views of the reservoir and the surrounding natural landscape. This unique property combines a strategic location, a large plot of land, and a spacious building, making it an excellent opportunity for developing a rural guesthouse with complementary services. The house sits on a plot of over 3,300 m<sup>2</sup>, perfectly suited for creating outdoor areas for tourist use, such as a swimming pool, sports areas, or landscaped common spaces. Furthermore, its shape and size allow for the creation of a caravan park with a capacity for approximately 30 caravans, an increasingly popular service in these types of natural settings.

**Property Layout and Use** The main building features: Seven bedrooms, ideal for use as individual rooms. Separate kitchen with dining area and fireplace, easily adaptable as a communal kitchen or basic restaurant space. Large, bright main living room, ideal as a reception area or relaxation space. Second large common room with fireplace, perfect as a social room, communal dining room, or activity area. Two bathrooms, separate laundry room, and enclosed garage. The layout allows for easy adaptation for hospitality use, while maintaining spacious common areas and a comfortable experience for guests.

**Preliminary Economic Study (non-contractual)** Hostel Operation: 7 rooms Estimated average price: €60/night per room Potential daily income:  $7 \times €60 = €420/\text{day}$  Caravan Parking: Approximate capacity: 30 caravans Estimated price: €12/day per unit Potential daily income:  $30 \times €12 = €360/\text{day}$  Estimated combined gross daily income:  $€420 + €360 = €780/\text{day}$

This proposal positions the property as a very attractive tourism investment opportunity, especially during shoulder and peak seasons, with the possibility of expanding services (swimming pool, restaurant, sports or nature activities) and further improving profitability.

**Conclusion:** A property with enormous economic potential, located in a privileged natural setting, with direct views of the reservoir and the capacity to cater to both traditional tourism and the growing caravan tourism sector. Ideal for investors looking for a solid, versatile project with multiple avenues of exploitation in one of the most valued natural enclaves in the province of Granada.