Commercial in Sotogrande

Reference: R5037475



Bedrooms: by request | Bathrooms: by request | M² Build size: 1,725 | Price: 3,500,000 €

Status: Sale | Property Type: Commercial | Parking places: by request | M² Plot Size: 1,350


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Que todas
las noches
sean noches
de bodas y
todas las lunas,
lunas de miel
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Overview:

For Sale: Cortijo Pueblo Nuevo – An Iconic Andalusian Estate in Sotogrande

€3,500,000 | A Landmark Andalusian Estate with Thriving Event Venue, Luxurious Residential Apartments, and Significant Investment Potential in Southern Spain.

Luxury Realty proudly presents a truly exceptional opportunity to acquire Cortijo Pueblo Nuevo, a substantial freehold estate situated just minutes from the elite resort of Sotogrande, nestled in the heart of Southern Spain's prestigious Guadiaro Valley. This magnificent property offers an unparalleled combination of historic charm, sophisticated commercial infrastructure, and versatile residential spaces, making it a unique proposition for discerning investors and lifestyle buyers alike. Currently operating as a highly successful event and hospitality venue, the Cortijo has a proven track record of hosting exclusive weddings, private celebrations, and high-profile corporate functions for the past eight years with its current tenants. The property will undergo comprehensive internal updating and maintenance upon return of possession in September 2025, building upon a full refurbishment completed seven years ago, which included new electrics, drainage, and infrastructure, ensuring its structural integrity and readiness for future prosperity.

An Unrivalled Location in Southern Spain

The Cortijo benefits from a prime position in Pueblo Nuevo de Guadiaro, directly adjacent to Sotogrande, widely celebrated as one of Europe's most exclusive residential and leisure destinations. This coveted location in Southern Spain is synonymous with an opulent lifestyle and boasts a wealth of world-class amenities. Residents and guests can indulge in championship golf courses like Valderrama and La Reserva, partake in international polo events, or enjoy elite sailing facilities at Sotogrande Marina, just a 10-minute drive away. The area is also renowned for its high-end dining experiences, private clinics, and prestigious international schools, cementing its reputation for luxury living and exceptional capital growth potential within the luxury real estate market.

A Historic Estate with Modern Grandeur

The very identity of Cortijo Pueblo Nuevo is steeped in history, deriving from one of the five original landholdings acquired during the visionary creation of Sotogrande in the 1960s. While the estate itself does not date back to antiquity, the surrounding Guadiaro area is rich in Roman heritage, including the ancient settlement of Barbésula, famed for its amphora production and the lucrative Garum fish trade. This historical context adds a profound sense of place and prestige to the property, which has been meticulously maintained and upgraded. The significant refurbishment seven years prior ensures that while the estate retains its authentic Andalusian soul, it is equipped with modern infrastructure to meet contemporary demands for comfort and efficiency.

A Premier Event & Hospitality Destination

As a fully permitted and equipped event venue, Cortijo Pueblo Nuevo is leased to an experienced operator with a proven revenue stream, highlighting its immediate income-generating capacity. The property is designed for flexibility, offering multiple, distinct spaces that cater to a diverse range of events, from intimate gatherings to grand celebrations. Each area contributes to the Cortijo's reputation as a top-tier destination in Sotogrande.

Versatile Venue Spaces

- The Courtyard: A traditional Andalusian square, perfect for breathtaking open-air ceremonies and sophisticated receptions under the Spanish sky.
- The Orangerie: An elegant indoor sanctuary, ideal for formal dining experiences and lavish celebrations, bathed in natural light.
- Piano Bar: A sophisticated lounge area, offering an intimate setting for pre-event gatherings, cocktail hours, or exclusive private evenings.
- Restaurant: Features a fully licensed, professional-standard kitchen alongside versatile dining facilities, capable of catering to large events with gourmet precision.
- The Patio: An informal yet charming outdoor reception area, providing serene garden views and a relaxed ambiance.
- Nightclub: A licensed late-night venue, complete with state-of-the-art sound and lighting setups for unforgettable after-parties.
- Sports Bar: A dedicated social hub for casual or themed gatherings, offering a relaxed environment for guests.
- Beer Garden: A spacious and relaxed outdoor area, perfect for informal events, live music, or simply enjoying the tranquil surroundings.

These spaces are meticulously designed to allow for concurrent private events or the exclusive full-venue hire, providing maximum operational flexibility and revenue potential.

Exquisite Residential Accommodation

Integrated within the estate are three self-contained apartments, offering privacy, functionality, and modern comfort. These units provide invaluable versatility:

- Ideal for on-site management or as an owner's private residence.
- Perfect for VIP guest accommodation or luxurious bridal suites.
- Strong potential for holiday rentals or short-term bookings, adding another robust income stream.

Exceptional Investment & Lifestyle Opportunity

Cortijo Pueblo Nuevo represents a compelling investment for strategic investors, owner-operators, or passive landlords. Beyond its established success as an event venue, the property offers significant potential for expansion into a boutique hotel or a luxury wellness retreat, subject to planning permissions. Its flexible layout and extensive private grounds, including parking and gardens, provide ample scope for further development. The estate's strong accessibility to international airports (Gibraltar 20 mins, Málaga 1 hour), pristine beaches, and world-class golf courses, combined with an active marketing channel via Resales Online, ensures broad exposure and appeal. This property could also serve as a magnificent base for a polo team, capitalizing on Sotogrande's equestrian fame.

Financial Overview

- Asking Price: €3,500,000
- Tenure: Freehold
- Use Class: Commercial with Residential Accommodation
- Income Sources: Venue rental, hospitality services, short-term residential lets
- Investor Profile: Ideal for strategic investors, owner-operators, or passive landlords seeking a high-value asset in Southern Spain.

This landmark Andalusian estate offers a rare blend of historical gravitas, established commercial success, and significant future potential, all within the prestigious context of Sotogrande. Cortijo Pueblo Nuevo is more than a property; it's an opportunity to own a piece of Southern Spain's elite lifestyle and a thriving business.

Features:

Private garden, Parking, Investment, Resale