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Commercial in La Alcaidesa

Reference: R5512639



Bedrooms: 9

Bathrooms: by request

M² Build size: 1,222

Price: 3,495,000 €

Status: Sale

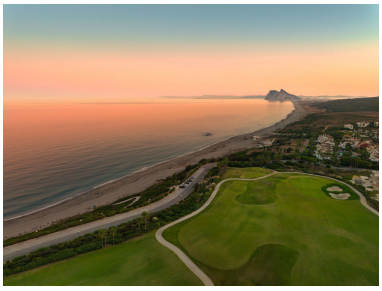
Property Type: Commercial

Parking places: by request

M² Plot Size: 1,146













Overview:Boutique hotel for sale in La Alcaidesa, on the Costa del Sol, moments from the Mediterranean and within easy reach of Sotogrande and Gibraltar. Alcaidesa Boutique Hotel is an established adults-only hospitality property with nine individually styled en-suite guest rooms, the Entre Palmeras restaurant, rooftop bar and terrace, professional commercial kitchen, secure underground guest parking and the operational infrastructure already in place for its next owner. The hotel has been created on a deliberately personal scale. Its nine guest rooms each have a private en-suite bathroom, while the reception and communal spaces give the property a warm, characterful atmosphere that feels distinctly different from a conventional resort hotel. The result is an intimate and individual guest experience supported by the infrastructure of a professionally operated hospitality business. At the heart of the property is Entre Palmeras, its established restaurant, led by Brazilian-born chef Marcello Silveira. His international career spans more than two decades, with experience across England, Australia and Portugal, including time working in Michelin-starred kitchens. Marcello's cooking brings an international perspective to Mediterranean ingredients and has helped Entre Palmeras develop an identity and reputation of its own. Serving hotel guests as well as outside visitors, the restaurant forms an important part of the overall hotel experience. Marcello intends to remain with the restaurant following the sale, providing valuable continuity for the next owner. The rooftop bar and terrace add another dimension to the property. Designed around the Mediterranean lifestyle, they provide a natural setting for drinks, private dining, intimate celebrations and carefully considered events. Together with Entre Palmeras, they give the hotel the ability to create experiences beyond the accommodation itself and further develop its food and beverage offering. Behind the guest-facing areas is equally important infrastructure. The property benefits from a professionally equipped commercial kitchen, secure underground guest parking, lift access between the principal levels and dedicated service and technical areas. Much of the complexity involved in establishing a hospitality property of this nature has therefore already been addressed. Rather than acquiring a building requiring conversion, a new owner can take over an operational boutique hotel and focus on the guest experience, brand, commercial performance and future direction of the business. There is also potential to develop the property further. Architectural studies have explored several possibilities, including additional guest accommodation and enhanced rooftop facilities. Any alterations or expansion would remain subject to the relevant technical and planning approvals, but the studies demonstrate the flexibility of the property and provide potential directions for its future development. Equally, expansion is not essential. The intimacy of the existing nine-room model is one of the hotel's defining qualities, with further potential to develop Entre Palmeras, private dining, events, the rooftop and the wider guest experience while retaining its boutique character. The location is an important part of the proposition. La Alcaidesa combines Mediterranean beaches and a relaxed coastal environment with an exceptional concentration of golf. La Hacienda Links Golf Resort is nearby, while the celebrated courses of Sotogrande and San Roque, including Real Club Valderrama and Real Club de Golf Sotogrande, are within easy reach. Sotogrande adds its marina, restaurants, polo, golf and established international lifestyle, while Gibraltar provides excellent international connectivity and another important source of international visitors. At the same time, continued investment in high-quality hospitality is raising La Alcaidesa's profile as a destination in its own right, while the area retains a quieter and more intimate character than many of the Costa del Sol's more densely developed resort locations. Alcaidesa Boutique Hotel therefore represents more than the acquisition of nine guest rooms, a restaurant and a rooftop terrace. It is an established boutique hospitality property with its own identity, a well-regarded restaurant and chef, the operational infrastructure already in place and several credible directions for future growth. For its next owner, the opportunity is to take over a place that already works, already welcomes guests and already has a character of its own, and decide where to take it next.

Features:

Air conditioning, Sea views, Lift, Private garden, Alarm system, 24H Security, Parking