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VIOLETT REALTY
EXCEPTIONAL PROPERTIES

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Commercial in Villanueva De La Concepcion

Reference: R5236564

Bedrooms: 10 | Bathrooms: 10 | M²: 999 | Price: 1,995,000 €

Status: Sale | Property Type: Commercial | Parking places: by request | Printing day : 31st October 2026

Overview:Boutique Hotel Andalusia A rare combination of living, hospitality, and quality of life under the Andalusian sun. On the edge of the El Torcal nature reserve, surrounded by the rolling hills of Andalusia, lies this exceptional boutique hotel set on more than 5 hectares of private land. A place where tranquility, nature, and high-end hospitality come together — fully operational and offering ample opportunity for a new owner to shape its future vision. The hotel currently offers 11 stylish guest rooms accommodating up to 22 guests and is operated with great care and attention to quality by the current owners themselves. Both owners are chefs, renowned for their refined European cuisine, which is presently served exclusively to hotel guests in an intimate and personal setting. The atmosphere combines luxury, peace, and authenticity. Guests enjoy spacious terraces, inviting communal areas, a tennis court, and the unique location immersed in nature. Thanks to its central location, destinations such as Málaga, Marbella, Granada, Córdoba, Ronda, and Caminito del Rey are all easily accessible. The heated swimming pool has recently been completely renovated and already complies with the new regulations that will come into effect in 2029, including modern safety and circulation systems. In addition, the property features a separate casita, currently designed as a pool house with an honesty bar for guests. Permits have already been granted to further develop this space into a wellness area, although it could equally be transformed into an exclusive guest residence. The estate also includes a comfortable private residence with two ensuite bedrooms, as well as an additional casita with shower and toilet facilities, currently used as storage space. This area could easily serve as an office, staff accommodation, or night porter's quarters. The hotel is intentionally operated on a small-scale basis, with a strong focus on quality, tranquility, and personal attention. Despite this boutique approach, the hotel regularly receives requests for weddings, private events, and retreats, of which the current owners consciously accept only a limited number each year. In the past, the property accommodated 13 guest rooms, and the current layout still offers flexibility for a future owner wishing to expand operations or create a different balance between private use and hospitality activities. The restaurant is currently reserved exclusively for hotel guests, though preparations have already been made to open it to external visitors as well. The local municipality is supportive of this development, partly due to the limited availability of high-quality international dining concepts in the immediate area. As a fully registered 3-star rural hotel, this property offers a wide range of possibilities for future development, including retreats, wellness concepts, culinary hospitality, or an exclusive lifestyle destination in Southern Spain.

Features:

Pool, Air conditioning, Heating, Sea views, Mountain views, None, Private garden, Parking, Holiday Home, Investment, None, Resale