

## Commercial premise

Torrequebrada



Rooms: 10

Bathrooms: 10

M<sup>2</sup>: 1,262

Price: 2,785,000 €

Status: Sale

Property Type: Commercial  
premise

Reference: R3810736

Publish date: 12.05.23

Overview: Rare opportunity to acquire a Modern Deluxe Boutique Hotel (apartamentos turisticos) with 17 rooms, all with central heating, air conditioning, ensuite shower rooms, kitchen and independent sunny terraces, many with sea views. This property is located just over 100 metres from a beautiful natural beach with various seafood restaurants including the well known Trocadero. Just a 5 minute drive to the train station which connects to the airport and Malaga City. Also adjacent to the building is a commercial centre with shops, restaurants and a large supermarket. Given the exclusive location, amenities, beach and views, this Hotel has all the requirements to formulate a very lucrative business. On entering the Hotel there is a garden area of aprox 165m<sup>2</sup>, after which we find the reception desk. On this level there are a 8 deluxe rooms with large terraces, one of these being a particularly large unit. Also on this level of the hotel there is a lounge area, breakfast area, small kitchen, laundry room, cloakrooms and 2 lifts which connect to the underground parking, first floor and roof terrace with pool. On the first floor there are 9 deluxe rooms, again all equipped with kitchens, ensuite shower rooms and independent terraces. On this level there are 2 lounges, a laundry room, an office, 2 storerooms (with water basins), as well as server and utility room. On the roof which is accessible by lift there is a large solarium with a bar, community pool and toilets. A great investment opportunity for luxury holiday rentals, being sold complete with 12 underground

parking spaces, furniture, branding, high portal ratings and website. \*\*Due to exceptional value, price is Non-Negotiable. Please contact us for more information. DEED:, Total Built Area with inclusion of community zones 1.628,05m2, Built area of terraces aprox 366,67m2, Garden area 165,61m2. Year of Build: 2009, Aprox fees IBI :12.936€ per year - Basura 2.890€ per year - Community 995€ per month. CEE:CO2 Emissions Rating F 41.95kg/CO2/m2/year The stated data is merely informative and has no contractual value. These details may be subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice. The indicated price does not include the expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary expenses, registry expenses, conveyancing etc)

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#### Features:

Pool, Air conditioning, Sea views, Lift, None, None, Parking, None, None, None