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## Rustic house

Alozaina



Rooms: 6

Bathrooms: 5

M<sup>2</sup>: 432

Price: 794,000 €

Status: Sale

Property Type: Rustic house Reference: R4176193

Publish date: 14.01.24

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**Overview: TRULY A HIDDEN GEM IN ANDALUCIA** We call it the pearl of Andalucia. This is truly an amazing property with unique features. The current owners have reformed this lovely property 2 years ago with an eye for detail. Materials used are unique and have exquisite details. Use this property as an ideal investment or as your new home. The owners have transformed a traditional Spanish farmhouse into a very classy boutique hotel, bed and breakfast, or private event location. - And it has proven income - This resort is set up to cater a high quality service with utmost privacy and exclusivity, whether it's a photoshoot, a retreat, a small wedding party or an executive team building week. And while running this beautiful boutique hotel or venue you as an owner still can obtain your desired privacy. The guest rooms are themed after some of the owners' favorite vacation destinations. The property is located just outside of the local village of Alozaina, on the outskirts of the Parque Nacional Sierra de las Nieves, 55 minutes from Málaga airport. It is well situated for exploring nature, hiking, and enjoying the traditional Spanish warmth. Returning to the retreat, there is a meditation platform, a pool, jacuzzis, a sauna, a stunning infinity pool, and an outside chill out area with a bonfire for an all-year-round outdoor experience. **THE BUILDING** Owner accommodation (level 3) •2 Bedrooms •1 Full Bathroom •Lounge with fireplace •Kitchen/Dining room •Large balcony with unobstructed views •Jacuzzi Guest accommodation (level 2) •Reception and arrival entrance •Guest dining and socialising area •Catering kitchen •4 Guest Bedrooms (Primary bedroom with wood

burner) and 4 bathrooms (3 ensuite) •Large balcony with sun beds •Private infinity pool with waterfall feature  
Business Centre (level 1) •Large open plan office and boardroom •Private office and lounge •Exercise room  
•Therapy / Massage room •Jacuzzi •Outdoor chill out zone with fire pit •Sauna •BBQ •Meditation Platform  
•Machinery room and laundry OTHER BUILDING FEATURES •Integrated air conditioning throughout the facility  
with individual temperature controls for each room. •Separate roadside entrances and gates for each level with  
ample off-road parking. •The property shares a well with the community nearby for water but is also connected to  
mains water and there is planning permission to dig a private well if buyers want one. •20,000 litres of emergency  
water •Three separate electric systems and boilers to ensure the facility can run at full capacity. •The property runs  
on a septic tank system for sewerage. BUSINESS FEATURES •Website •Email list •AirBnB, Booking.com and all  
other income generating access and client lists •Facebook page •Potential business idea to add Glamping Pods to  
the land - these can be installed as a temporary structure with services like water and electricity. Current quote of  
€3,000-€4,000 per pod. •Potential to build another ensuite guest room at the Business Centre Level (plumbing  
already in place) •Contacts with limousine and driver services, wedding planners, chefs, caterers, florists,  
celebrants and DJs are all in place for the venue. •Tourist License.

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Features:

Pool, Air conditioning, None, None, None, None, Parking, None, None, None, None