

## Profitable Rural Tourism complex in the Serrania de Ronda, Andalucia

Ref: G0154

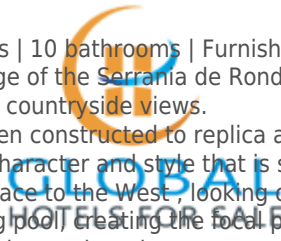
**1,200,000  
EUR**



**Investment type :** For sale  
**Property type :** Hotel  
**Bedrooms :** 17  
**Restaurants :** 1  
**Hotel area :** 830

**Price in Euros :** 1,200,000 EUR  
**Price in US Dollars :** 1,290,323 USD

**Country :** Spain  
**Condition :** Turnkey



2 floors | 830 m<sup>2</sup> | Plot: 5,500 m<sup>2</sup> | 17 bedrooms | 10 bathrooms | Furnished | Swimming-pool

Situated in one of the most popular white village of the Serrania de Ronda - just 15 minutes drive from the historic town of Ronda and surrounded by spectacular countryside views.

This unique, charming holiday complex has been constructed to replica a typical white pueblo . Each of the nine individually designed townhouses replicate a character and style that is so pure Andalucia .

Set within a large private plot , the houses all face to the West , looking out to uninterrupted panoramic views . The extensive tropical gardens and large swimming pool , creating the focal point for guests to enjoy their holiday.

In addition to the holiday letting side of the business, there is a restaurant, which has been refurbished in 2023. The current owners rent out the restaurant, but new owner's could also run the restaurant/bar in house is they desire . The restaurant is situated at the top end of the complex and has 2 entrances, once of which is directly from a street - hence allowing the complex to remain exclusively for use of resident guests.

Good occupancy rate and good profitability (long-term agreements with international travel agencies - international clientele)

Tourist activity license, CURRENTLY IN OPERATION with a reservation score of 9.5/10, highly recommended in the area.

Good road connections with the beaches of Malaga, Marbella and Cadiz (1:15), with Seville and Jerez de la Frontera (1:15)

Constructed area: 830 m<sup>2</sup>

Total area of the land for sale: 5500 m<sup>2</sup> of which 2,600m<sup>2</sup> is an adjoining undeveloped urban plot - fully fenced and ripe for development of more accommodation / small hotel or even residential villas/townhouses for resale .

THE townhouses : There are 9 houses in total . All have fully equipped kitchens, quality fixtures and furnishings . All beds and linen have been purchased new in the last 2 years .

1 x 3 bedroom house ( 3 beds 2 baths )

6 x 2 bedroom houses ( 2 beds 1 bath )

2 x 1 bedroom houses ( 1 bed, 1 bath )

Fully equipped Restaurant with terraces and outbuildings & bar

+ Community pool

+ Equipped laundry

+ Technical premises

+ Reception area

+ Park with trees: tropical ornamental plants, garden with fruit trees, palm trees, shrubs, flowers, with a romantic garden

+ Children's playground

+ Private parking

Fiber optic WIFI

#### **Features**

- Equipment
- Furnished
- Fitted kitchen with appliances
- Internet connection available
- Individual Hot Water
- Air cond. / Heating
- Individual Heating
- Video Intercom Entry System
- Surveillance service
- Gardens
- Swimming-pool
- Sporting facilities