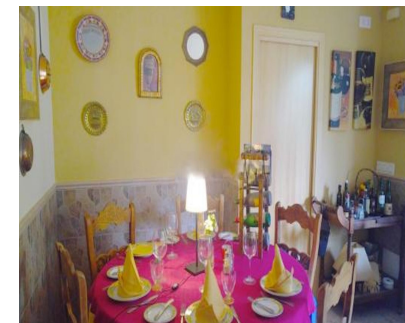
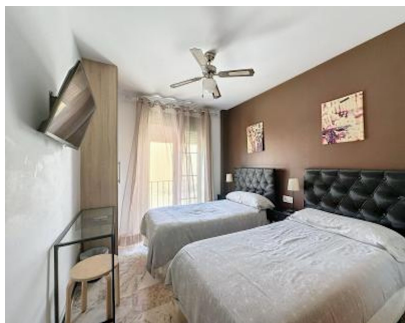


Продажа - Коммерческая - Cancelada  
1.350.000€

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Cancelada

Коммерческая



Charming Boutique Hostel in Cancelada, Estepona Discover a unique investment opportunity with this delightful boutique hostel, located in the picturesque suburb of Cancelada, Estepona, just moments from Puerto Banús and Marbella. With its traditional Andalusian architecture and warm, inviting atmosphere, this property offers an authentic experience that combines comfort, attractiveness, and potential for growth. For over 20 years, it has been a labor of love for its owners. What started as a family project has turned into a beloved destination for travelers from all around the world. Every inch of this hostel tells a story of dedication and care. From the carefully upgraded installations to the lovingly maintained Andalusian architecture, the owners have ensured that their guests feel at home, offering a memorable stay. Now, after decades of service, the family is ready to pass the torch to new hands – a new owner or investor who will carry their vision forward. This property comes completely turnkey, with all fixtures recently upgraded and in perfect working order, making it ready for immediate handoff. Whether you are an operator looking for a seamless transition or an investor seeking an incredible opportunity in the thriving Costa del Sol market, this hostel is ready to welcome its next chapter. Built in 2003 and thoughtfully maintained, it features 12 elegant double rooms, each equipped with:

- En-suite Bathrooms: Modern shower cabins for added comfort.
- Amenities: Latex beds, air conditioning, heating, capsule coffee makers, flat-screen TVs, free WIFI, and desks.

All rooms have exterior-facing balconies with garden and mountain views, ensuring a tranquil and picturesque stay for guests.

Facilities The hostel spans three floors with a total area of 500 m<sup>2</sup> and includes:

- Restaurant & Terrace: A fully furnished dining area perfect for enjoying the Mediterranean climate.
- Reception & Kitchen: Fully equipped and ready to operate seamlessly.
- Additional Features: Two communal bathrooms (one accessible for disabled guests), video intercom security, and energy-efficient aero-thermal systems with solar panels.

Location Highlights Situated just 800 meters from the beach and close to prestigious golf courses like Villa Padierna, this property offers easy access to the best of Costa del Sol, including renowned dining, beaches, and cultural experiences. Excellent transport links connect Cancelada to Marbella, Puerto Banús, and nearby airports.

Investment Potential The hostel's established reputation and ideal location make it a turnkey investment with significant upside potential:

- Profitability with Enhancements: Modernizing interiors could further boost revenue.
- Energy Efficiency: Solar panels and updated systems reduce operational costs.
- Prime Location: Proximity to popular destinations attracts both leisure and business travelers.

With its blend of charm, functionality, and opportunities for growth, this boutique hostel represents an exceptional offering in one of the Costa del Sol's most desirable areas. Contact us for further details and viewing arrangements.

**Расположение**

- ✓ Пригородная
- ✓ Коммерческая зона
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем

**ОРИЕНТАЦИЯ**

- ✓ Запад

**Состояние**

- ✓ Отличное
- ✓ Недавно отделанная

**Климат-контроль**

- ✓ Кондиционер
- ✓ Пре-установленный
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ пляж
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Двор
- ✓ Город
- ✓ Улица

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Гостевой дом
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Деревянные полы
- ✓ Мраморные полы
- ✓ Бар
- ✓ Ресторан на территории

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Общественный

**меры безопасности**

- ✓ Сигнализация
- ✓ Сейф

**Парковка**

- ✓ Открытая
- ✓ Улица
- ✓ Общая

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Газ
- ✓ Фотоэлектрические солнечные панели
- ✓ Солнечный нагрев воды

**Категория**

- ✓ Выгодное предложение
- ✓ Инвестиции
- ✓ Перепродажа