



## 18 sovrum Övrig till salu i San Javier, Murcia

1.275.000€



Frontline HOTEL with restaurant and sea views in Santiago De La Ribera

This prime beachfront hotel offers an exceptional investment opportunity in the heart of Santiago de la Ribera, a bustling resort town on the renowned Mar Menor coast. Featuring 16 well-appointed en-suite guest rooms, each with lift access and breathtaking sea views, this hotel provides a fantastic base for year-round tourism.

On the third floor is a private apartment for the owners.

### Property Overview:

Ground Floor (170.56m<sup>2</sup>): Welcoming reception area, stylish bar/restaurant, and restrooms. First Floor (176.10m<sup>2</sup>): 8 en-suite guest bedrooms. Second Floor (176.10m<sup>2</sup>): 8 en-suite guest bedrooms. Third Floor (67.20m<sup>2</sup>): Essential laundry, boiler room, and maintenance area + private apartment. Fourth Floor: Dedicated covered space for installations and solar panels.

### Operating Details:

Annual Property Tax: €5,000, which is potentially reduced to €2,500 with available Town Hall assistance. Guest Room Rates: Low season: €55 per night. High season: €75 per night. Utilities: Water: Approx. €800 per month. Electricity: Approx. €1,500 per month.

### Prime Location:

- |                             |                            |                                |
|-----------------------------|----------------------------|--------------------------------|
| 18 sovrum                   | 19 badrum                  | 770m <sup>2</sup> Bygg storlek |
| Connected to electric mains | Solarium                   | Laundry room                   |
| Kitchen appliances          | Aircondition, Split system | Heating, Central               |
| Elevator                    | Storage                    | Fully furnished                |