

























## 84 sovrum Radhus till salu i Sotogrande, Cádiz

11.700.000€



ONCE IN A LIFETIME OPPORTUNITY TO OWN A STUNNING HOTEL WITH 84 EN-SUITE BEDROOMS IN ONE OF THE MOST SOUGHT AFTER, UP & COMING AREAS ON THE COSTA DEL SOLLA COLINA itself, sits on an elevated site, prominently positioned on the main roundabout, at the entrance of the San Roque Golf development, and offers panoramic views to the Mediterranean, both "Old" and "New" San Roque golf courses, and the wonderful surrounding mountain and countryside. Visible from the main A34 coast road, which is the main road linking Gibraltar, Sotogrande and Marbella, the impressively imposing building is perfectly positioned. Styled with traditional Andalusian cortijo charm, the exterior alludes to the iconic white villages, for which the area is renowned. The modern interior distributed over 5 levels, has evolved since the building was completed, and now provides the space and amenities suitable to perform as a multi-use commercial property. On approach, the hotel exhibits classic Spanish elegance as befitting the area, and the light, and airy welcome reception gives hint to the size of the building, with the impressive double height, galleried stairway, confirming this impression. The building is currently used as a school boarding house. Notable Features Include: Distributed over 5 levels Reception and office Large formal dining area plus informal covered dining terrace Library/lounge area with seating Commercial kitchen with preparation stations, refrigeration section plus serving facilities/counters adjoining the dining area. The kitchen has a separate delivery entrance for heavier vehicles Area for shop in front foyer Outdoor swimming pool with terraced surround and bar area Gymnasium Meeting/Conference facilities Basketball court Laundry room Private, secure, on-site parking spaces with covered options 6 Commercial units (Currently used as dentist, music studio and classroom) Freehold Currently used as a Boarding House for an International School 84 designated bedrooms with en-suite bathrooms or shower rooms, including a full penthouse suite. All bedrooms have views and many have balcony areas. One of the most "up and coming" postcodes in Southern Spain, San Roque Golf is a private, secure, gated retreat. Situated adjacent to the exclusive Sotogrande residential development, the area is ideally positioned between the vibrant area of Marbella and Puerto Banus and the business hub of Gibraltar within 25 minutes either side. Around 1 hour of Malaga airport. 20

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|  84 sovrum                           |  84 badrum                     |  5.840m <sup>2</sup> Bygg storlek                 |
|  8.722m <sup>2</sup> Tomtstorlek     |  Breathtaking mountain views   |  Central heating                                  |
|  Character property                  |  Close to amenities            |  Double gates                                     |
|  Double glazing                      |  Electric gates                |  Electrical good Included                         |
|  Ensuite facilities                  |  Exclusive location            |  Fantastic investment for letting to large groups |
|  Fully stocked bar area with seating |  Garage                        |  Inland   |
|  Internal and external dining areas  |  Log burner                    |  Off road parking                                 |
|  Partially fenced plot               |  Patio-terrace to main bedroom |  Pergola  |

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