ALL IN real estates








House in Gibralgalia

Bedrooms	**8**	Bathrooms	**8**	Built	**569m2**	Plot	**5700m2**

R5441434	**House**	**Gibralgalia**	**760.000€**

Historic Andalusian Posada, Licensed Casa Rural con Mesón & Luxury Hospitality Estate Nestled in the rolling hills of the beautiful Guadalhorce Valley, surrounded by breathtaking mountain scenery and picturesque whitewashed villages, lies one of the most authentic hospitality properties in Southern Spain. Originally built in 1852 as a traditional Andalusian Posada and historic grain mill, this exceptional estate has been lovingly restored into an elegant country inn where authentic architecture, timeless character and modern comfort blend seamlessly together. Every corner of the property reflects its rich history while offering today's discerning guests the luxury, comfort and atmosphere expected from a premium hospitality destination. Located just 35 minutes from Málaga International Airport and the beaches of the Costa del Sol, the property enjoys a privileged position within a charming Andalusian village of approximately 400 residents. Here, guests experience complete tranquillity, privacy and authentic Spanish living while remaining within easy reach of Málaga, Marbella, the airport and the many attractions of Andalusia. The property is officially registered with the Junta de Andalucía as a Superior Category Casa Rural, offering luxury accommodation for up to twelve guests across six beautifully appointed guest suites. In addition, it benefits from a valuable municipal operating licence as a Casa Rural con Mesón, allowing the property to operate both as a rural tourism establishment and as a licensed restaurant. This rare combination of tourism registration and hospitality licensing

provides exceptional operational flexibility and creates numerous opportunities for future owners to further develop an already successful hospitality business. To further strengthen the property's legal position, the current owner has initiated the AFO (Asimilado a Fuera de Ordenación) procedure entirely at their own expense. The Municipality has confirmed that the property qualifies for the AFO declaration, with only the formal administrative issuance of the certificate remaining. As the timing of the final document depends solely on the administrative processing by the authorities, it is possible that the official AFO certificate may not yet have been issued by the completion date. Should this occur, the parties may agree that an appropriate portion of the purchase price will be retained in escrow by the acting lawyer or notary until the official AFO certificate has been delivered. All costs relating to the AFO procedure will be borne by the current owner, providing additional security and complete peace of mind for the purchaser while allowing the transaction to proceed without unnecessary delay. Note: Because of these circumstances a mortgage on this property will not be possible for the moment. The approach through the quiet village immediately sets the tone. Winding streets lead guests towards a property that feels hidden away from the outside world. Upon arrival, generous private parking, including several covered spaces, welcomes visitors before they enter beautifully landscaped Mediterranean gardens that frame the house with palms, flowering shrubs, mature trees and panoramic views across the Guadalhorce Valley towards the Sierra de las Nieves. The estate extends across approximately 5,700 m², of which around 2,000 m² has been carefully landscaped for guest enjoyment. At the heart of the gardens lies a spectacular 10 x 6 metre swimming pool with integrated jacuzzi, surrounded by spacious terraces where guests can relax while enjoying the magnificent Andalusian climate and uninterrupted mountain views. The restoration has been carried out with enormous respect for the history of the building. Antique wooden beams over 150 years old, reclaimed bricks from churches and monasteries, handcrafted terracotta floors, traditional Arabic tiles and solid oak doors create an atmosphere that is warm, elegant and entirely authentic. At the same time, modern comforts such as double glazing, thermal insulation, soundproofing, air conditioning and electronic key-card access have been discreetly incorporated throughout the property. Inside, the welcoming reception area immediately impresses with its magnificent natural stone fireplace, exposed timber beams and inviting lounge spaces. Adjacent to the reception is the charming restaurant and breakfast room, where large windows frame breathtaking views over the surrounding countryside and open directly onto the covered terrace. Supporting these facilities is a fully equipped professional commercial kitchen, creating excellent opportunities for breakfast service, destination dining, private celebrations, weddings, wellness retreats, culinary experiences or exclusive events. The property offers six individually designed guest suites, each combining authentic Andalusian character with contemporary comfort. Beautiful wooden ceilings, en-suite bathrooms, air conditioning and elegant finishes create a warm and luxurious atmosphere. Several suites enjoy private terraces overlooking the surrounding countryside, while three feature their own private jacuzzis. The absolute showpiece of the property is the magnificent 100 m² Master Suite, complete with a private jacuzzi, sauna, steam room, double shower, fireplace and an expansive terrace with spectacular panoramic views, offering a level of luxury rarely found in hospitality properties of this character. Separate from the guest accommodation is a comfortable owner's residence comprising a spacious living room, two bedrooms, one currently used as an office, a bathroom and a private garden. Subject to the relevant permissions, there is also potential to create an additional floor or a spectacular rooftop terrace. The principal buildings are located on land classified as Suelo Urbano No Consolidado (Residential N3), a planning designation that offers a significantly stronger urban planning position than many comparable rural hospitality properties. Subject to the relevant planning approvals, this may provide greater

flexibility for future adaptations or extensions than is typically available for hospitality properties situated entirely on rustic land. Whether your ambition is to continue operating an established luxury country inn, create an exclusive wellness retreat, develop a renowned destination restaurant or simply embrace an extraordinary lifestyle while generating an attractive income, this remarkable estate offers a truly exceptional opportunity. Combining rich Andalusian heritage, fully established hospitality licences, outstanding character and ?one ?of ?the ?most ?beautiful settings in ?Southern ?Spain, this is far more ?than a ?hospitality business. It ?is ?a unique piece of ?Andalusian ?history, ?ready ?for ?its ?next ?custodian.

- Bar
- Bar
- Double Glazing
- Ensuite Bathroom
- Fitted Wardrobes
- Guest Apartment
- Guest House
- Jacuzzi
- Private Terrace
- Restaurant On Site
- Satellite TV
- Sauna
- Stables
- Staff Accommodation
- Utility Room
- WiFi