



House in Manilva

Bedrooms

6

Bathrooms

6

Built

772m2

Plot

8808m2

R5427340

House

Manilva

3.900.000€

Cortijo Vizcaronda – Historic Andalusian Cortijo Ready To Become A Luxury Boutique Hotel In Manilva, Costa del Sol Cortijo Vizcaronda is a rare opportunity to acquire a historic Andalusian estate with dominating sea views and transform it into a signature boutique hotel of 44–60 rooms in one of the most exclusive stretches of the Costa del Sol. Nestled in the hills of Manilva, just minutes from Sotogrande, Puerto de la Duquesa, Marbella and Gibraltar, Cortijo Vizcaronda combines the authenticity of a traditional Andalusian cortijo with the scale and layout required to create a highly profitable boutique hotel destination. The estate enjoys beautiful elevated sea views and a privileged sense of privacy while remaining close to marinas, golf courses, beaches and the international airport of Gibraltar. The project contemplates acquiring the existing cortijo and developing it into a 44-room luxury hotel, with the possibility to expand up to approximately 60 rooms through three new, modern buildings integrated into the landscape. The concept blends whitewashed Andalusian architecture, patios and courtyards with contemporary rooms, spa, pool and a gourmet restaurant, designed to appeal to high-end leisure guests, wellness travellers and exclusive events. Costa del Sol is one of Spain's most in-demand destinations, with year-round tourism, strong luxury and golf segments and a growing market for eco-tourism and retreats. The location of Cortijo Vizcaronda positions it to capture this consistent demand, leveraging proximity to Sotogrande, Marbella and Gibraltar, as well as Puerto de la Duquesa, while offering an

intimate countryside setting that stands out from standard coastal hotels. From an investment perspective, the project combines a competitive purchase price of approximately €3,800,000, to create a fully repositioned asset in a market where premium room rates and high occupancy levels support attractive returns. The existing cortijo structure, authentic charm and established access dramatically shorten time-to-market compared with greenfield developments, while the flexibility of 44–60 keys allows tailoring the final concept to the operator's brand and strategy. Cortijo Vizcaronda can operate as a boutique hotel with spa and fine dining restaurant, complemented by weddings, corporate retreats and private events, or be positioned as a wellness, yoga and eco-retreat taking full advantage of the natural surroundings. Thanks to its layout, the property can also be configured for partial buy-outs, making it particularly appealing for high-spending groups seeking exclusivity. For experienced hotel investors, family offices or operators seeking a flagship property in Southern Spain, Cortijo Vizcaronda offers an exceptional canvas: authentic Andalusian heritage, magnificent views, strategic location and a clear, well-defined development plan. Detailed architectural schemes for the additional hotel buildings, spa, pool and restaurant, as well as financial projections and operational concepts, are available on request. Historic Andalusian cortijo estate with authentic architecture and dominating sea views Prime location in Manilva, minutes from Sotogrande, Puerto de la Duquesa, Marbella and Gibraltar Planned transformation into a luxury boutique hotel with 44–60 rooms Possibility to build three new modern buildings with spa, pool and gourmet restaurant Ideal for luxury tourism, eco-tourism, retreats, weddings and corporate events Strong year-round demand on the Costa del Sol and high potential ADR/occupancy Purchase price €3,900,000 Excellent access to golf courses, marinas, beaches and the Gibraltar airport

Access for people with reduced mobility

Ensuite Bathroom

Private Terrace

Access for people with reduced mobility

Fitted Wardrobes

Double Glazing

Guest House