ALL IN real estates

Hotel in Ronda

Bedrooms	12	Bathrooms	0	Built	406m2	Terrace	0m2
R5310505		**Hotel**		**Ronda**		**1.468.000€**	

????? Charming Hotel with Guaranteed Profitability in the Heart of Ronda Invest in history, profitability, and an unbeatable location! Located on the iconic Calle Espinel, popularly known as "La Bola," this hotel is more than just a property; it is a consolidated business ready for its next chapter. Successfully operating since 1999, this establishment offers a unique opportunity to acquire a fully functional asset in one of Spain's most visited cities. ? An Unforgettable Guest ExperienceImagine your guests waking up in the nerve center of Ronda. Upon stepping outside, they are surrounded by the vibrant life of local shops and restaurants, just steps away from the breathtaking Tajo de Ronda. Comfort is the hallmark of this 4 story building: Ground Floor: A welcoming reception area greets travelers. Additionally, it features a corner commercial unit (cafeteria), providing constant additional income from day one. Quality Accommodation: 12 fully equipped rooms designed for rest, each featuring its own private bathroom. Full Accessibility: The building includes an elevator connecting all floors and offers a room specifically adapted for people with reduced mobility, meeting all legal accessibility standards. ???? Worry-Free Logistics and ConvenienceIn such a central area, parking is a premium luxury. This hotel has it covered with two private parking spaces and an exclusive agreement with Parking Martínez Astein (just a five-minute walk away), offering special and convenient rates for guests. It is the perfect blend of historic charm and modern functionality. ???? Main FeaturesLocation: Calle Espinel (La Bola), Downtown Ronda.Size: 4-story building

(100 m2 per floor).Rooms: 12 bedrooms with private bathrooms.Accessibility: Elevator and adapted room (PRM). Extras: Operational commercial unit (Cafeteria) included. Parking: 2 owned spaces + agreement with nearby public parking. Status: Fully operational and perfectly maintained.Would you like more details or to schedule a private viewing? Do not miss out on this gem in the heart of the "City of Dreams". Estimated Buyer’s Expenses The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Cedated Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deeded price and the Cadastral Reference Value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Breakdown of Estimated Costs: Notary Fees: Regulated by official tariff (RD 1426/1989). Estimated between €500 and €2,000. Land Registry Fees: Regulated by official tariff (RD 1427/1989). Estimated between €250 and €1,500. Gestoría (Administrative Agency): (Optional service, free-market fees). Estimated between €300 and €500. Municipal Capital Gains Tax (IIVTNU): These costs are the responsibility of the seller (Art. 104 TRLRHL). Total Estimated Cost for the Buyer: €1,614,800. Legal Disclaimer: This estimate is indicative and provided in accordance with Art. 20.1.c) of the TRLGDCU. ?The ?final ?amount ?will ?depend on the ?specific ?circumstances of the transaction and ?the buyer. PROFESSIONAL ?FEES: These ?are ?covered by the seller ?and ?are ?included ?in ?the ?asking ?price. MMB

Lift

Lift

Wood Flooring