ALL IN real estates








Hotel in Torreguadiaro

Bedrooms	12	Bathrooms	11	Built	455m2	Terrace	0m2

R5396800 **Hotel** **Torreguadiaro** **5.500.000€**

This rare frontline coastal hospitality estate for sale near Sotogrande Port presents a unique investment opportunity with exceptional potential for hospitality, wellness, events and private use on the Costa del Sol. Positioned just moments from one of the most attractive marinas in southern Spain, the property combines immediate proximity to the beach, panoramic sea views and flexible accommodation within a highly desirable coastal setting. Currently operating as a luxury holiday rental, retreat and wedding venue, the property occupies a 1,502 m² plot and comprises five beautifully renovated independent bungalows, offering 12 bedrooms, 11 bathrooms and accommodation for up to 26 guests. The bungalows are configured as two and three-bedroom residences, each equipped with a fully fitted kitchen, bathrooms, private living areas and outdoor terraces designed for comfortable guest accommodation. The property is arranged around generous outdoor areas that maximise the coastal setting and Mediterranean climate. Features include a sea-view saltwater swimming pool, landscaped gardens, expansive terraces and a large covered outdoor dining area ideal for events, celebrations and hospitality use throughout the year. An additional indoor multipurpose space with catering facilities further supports the property's flexibility for private functions, weddings, wellness retreats and corporate events. Elevated rooftop terraces offer panoramic Mediterranean views and additional space for relaxation, yoga and outdoor entertaining. The property also benefits from professional laundry facilities, individual

air conditioning systems, private parking and practical operational infrastructure already in place. One of the most distinctive features of the estate is the original village chapel, reportedly built in 1966 for local fishermen and incorporated into the property. This historic element adds considerable character and provides a unique setting for weddings, private ceremonies and special events. An important investment advantage is the property's development potential. An official urban planning certificate issued by San Roque Town Hall confirms its classification as urban land, with a building coefficient of 1.50 m²/m² and a maximum permitted height of two storeys. Preliminary architectural plans have also been prepared exploring the possibility of a boutique hotel redevelopment, offering further potential for investors seeking to reposition or enhance the asset. Any future development remains subject to applicable planning restrictions and the necessary municipal approvals. The property also benefits from an established hospitality operation, with existing rental and events activity and forward bookings, providing an opportunity for an incoming owner to continue the current business or explore alternative operating strategies. The location offers an exceptional coastal lifestyle, approximately 250 metres from Torreguadiaro Beach and 300 metres from Sotogrande Marina, renowned for its restaurants, beach clubs, sailing facilities and year-round amenities. Internationally recognised golf courses, polo clubs, sports facilities and international schools are all within easy reach, further enhancing the property's appeal for both tourism and private investment. For investors or operators seeking a ?rare ?coastal ?hospitality ?asset ?with established accommodation, ?distinctive ?character and long-term redevelopment potential, ?this property ?represents an ?exceptional ?opportunity in one of ?the ?Costa ?del ?Sol's ?most ?sought-after ?locations.