Sales - Commercial - Cancelada

1.278.000€











Ref.-ID: MIBGR5121865 **Cancelada** **Commercial**

IBI: 1,700 EUR / year

12 **12** **306 m2**

We present this fully operational property with an official tourist license, located in one of the most sought-after areas of the Costa del Sol. Set in the charming village of Cancelada, within the municipality of Estepona, it enjoys a privileged location just 800 meters from the beach, 10 minutes from Marbella center, 8 minutes from Puerto Banús, and 12 minutes from Estepona. The building offers a total of 303m² of constructed area over three levels and includes 12 double rooms, each with an en-suite bathroom and a balcony with open views of the natural surroundings. The rooms are fully equipped with air conditioning, flat-screen TV, Wi-Fi, high-quality mattresses, capsule coffee machines, work desks, and electronic locks, providing guests with a modern, comfortable, and secure experience. On the ground floor, you'll find a reception area, a fully equipped professional kitchen, and a common lounge with access to an outdoor terrace. Although currently unfurnished, the terrace offers ample space to set up breakfast or outdoor dining areas — a valuable extension of the guest offering. The property also includes two communal restrooms, one of which is adapted for people with reduced mobility, as well as a video intercom system with remote door access and an efficient energy setup with aerothermal technology and solar panels — significantly reducing operational costs. Beyond the holiday rental market, this property is also ideal for companies looking to accommodate employees on temporary assignments in the region, whether for several weeks or even months. Its flexible layout makes it suitable for various business models beyond just tourism. Thanks to its established online presence, excellent guest reviews, and being tenant-free, this asset offers a smooth and immediate transition for the new owner with no interruption in operations. A strategic location, versatile use potential, and solid return from day one make this a standout opportunity in the Costa del Sol hospitality market.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Solarium
- ✔ Satellite TV

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas
- ✔ Solar water heating