



## Luxury Boutique Hotel For Sale In Caniles Granada



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 1,250,000

### Location

Country: Spain  
State/Region/Province: Andalusia  
City: Caniles  
Address: Camino de Caniles a Cúllar  
ZIP code: 18810  
Posted: Jul 11, 2024

Description:  
Luxury Boutique Hotel For Sale In Caniles Granada Spain

Esales Property ID: es5554233

Property Location

Lugar Plantana 51

Cortijo

Caniles

Granada

Spain



## Property Details

### A Haven of Luxury and Tranquility: Boutique Hotel for Sale near Granada, Spain

#### Immerse Yourself in Nature's Embrace:

Imagine owning a haven of luxury and tranquility nestled amidst the captivating countryside of Granada, Spain. This exceptional boutique retreat, conveniently located close to the Sierra de Baza and just an hour from Granada city center, offers a unique opportunity to invest in a thriving business while embracing a serene lifestyle.

#### Location Perfection:

The property boasts a prime location, offering guests a chance to escape the hustle and bustle and reconnect with nature. It's a mere 20 minutes from Lake Negratin, renowned for its naturist beach and a haven for water sports enthusiasts during the summer months. For those seeking relaxation and rejuvenation, the natural spa of Zujar is just a stone's throw away.

#### A Fusion of Modernity and Tradition:

This meticulously renovated property, nestled within 12.5 acres of pristine land, exudes a captivating charm. Over the past four years, the owners have meticulously transformed the space, paying close attention to detail. A captivating fusion of modern and traditional styles creates a boutique ambiance that is both sophisticated and welcoming. Original wooden beams throughout the property add a touch of rustic charm, while central heating ensures year-round comfort.

#### Culinary Delights Await:

The heart of the property lies in the stunningly designed kitchen. This haven for culinary creations boasts top-of-the-line appliances catering to industrial use, featuring both gas and electric cooking options. Ample cupboard space and a central island provide ultimate functionality, while a dedicated stainless steel preparation area ensures seamless food preparation.

#### Uniquely Designed for Unforgettable Stays:

This established business has garnered a well-deserved 5-star reputation, a testament to the exceptional guest experiences it has cultivated. The property is fully fenced-in for security and privacy, with two sets of gates for easy access. A well-maintained tarmac road leads to the property, ensuring convenient arrival and departure. Step outside and discover beautifully landscaped gardens adorned with mature plants, offering multiple inviting seating areas where guests can relax and soak in the natural beauty.

#### Spacious Accommodations and Unwinding Activities:

The property boasts 12 elegantly appointed bedrooms, 5 of which feature luxurious en-suite bathrooms.



Each bedroom is uniquely designed, ensuring a diverse and personalized experience for every guest. An office, a store room, two dedicated dining rooms, a walk-in pantry, and two fully equipped kitchens cater to all operational needs.

Beyond comfortable accommodations, the property offers a plethora of amenities for guests to unwind and enjoy their stay. Take a refreshing dip in the sparkling 12 x 6 meter saltwater pool, challenge yourself on the on-site tennis court, or simply relax in the dedicated outdoor activity area. Two garages and a barn provide ample storage space, while the natural spring water on the land ensures a reliable water source.

#### Investment Potential and Versatility:

The potential for expansion is truly exciting. Outbuildings on the property can be converted into usable space, and the barn offers the opportunity to create a unique indoor activity area. One of the garages can be transformed into two additional en-suite bedrooms, or both garages can be combined to create a distinct private living space separate from the hotel operations.

The property currently enjoys a 75% occupancy rate, a testament to its popularity. Beyond hotel stays, the property also hosts a variety of events, including dinners and afternoon teas in a traditional English style. Furthermore, it caters to retreats focusing on yoga, pilates, walking, and painting, generating additional income streams.

This exceptional boutique hotel presents a unique opportunity to acquire a thriving business in a breathtaking location. Whether you envision a luxurious escape for yourself or a lucrative investment property, this hidden gem offers endless possibilities. Contact us today to schedule a viewing and embark on your journey of owning a haven of tranquility near captivating Granada, Spain.

#### ABOUT THE AREA

Nestled amidst the rolling hills of the Sierra Nevada mountain range, Caniles unveils itself as a captivating village in Granada, Spain. This hidden gem offers a delightful blend of natural beauty, rich history, and a warm, welcoming atmosphere, making it the perfect destination for a peaceful escape or a cultural immersion experience.

Imagine strolling along narrow cobbled streets lined with whitewashed houses adorned with vibrant flower pots. Friendly locals greet you with warm smiles, and the aroma of freshly baked bread wafts from traditional bakeries. Explore the village's historical core, where remnants of its past whisper tales of bygone eras. The Ermita de la Virgen de la Cabeza, a charming hermitage, stands as a testament to the village's religious heritage. Venture further afield and discover the Castillo de Caniles, a majestic 12th-century fortress offering breathtaking views of the surrounding valley.

Beyond its historical charm, Caniles is a haven for nature lovers. The village borders the Sierra de Baza Natural Park, a sprawling expanse carpeted with verdant forests, rugged mountains, and hidden waterfalls. Explore the park's numerous hiking trails, each offering a unique perspective of the region's



natural beauty. For a refreshing dip, head to the Púnto Brazal Natural Pool, a serene haven fed by crystal-clear spring water. In the evenings, gather with locals in the village square, soak in the vibrant atmosphere, and savor delicious tapas at charming cafes and restaurants.

Caniles is strategically located, offering convenient access to the bustling city of Granada and its captivating attractions. Just a short drive away lies the world-renowned Alhambra, a UNESCO World Heritage Site and a masterpiece of Moorish architecture. For a touch of the contemporary, explore the vibrant Gran Capitan avenue, a hub for shopping and entertainment. Whether you seek historical exploration, cultural immersion, or a taste of city life, Caniles provides the perfect base for discovering all that Granada has to offer.

## MAiN FEATURES:

- \* 560m<sup>2</sup> of living space
- \* 55000m<sup>2</sup> plot (12.5 Acres)
- \* 12 Bedrooms
- \* 10 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Common

Bedrooms:	12
Bathrooms:	10
Finished sq. ft.:	560 sq m

### Utility details

Heating:	Yes
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### Lease terms

Date Available:

### Additional information

Virtual tour URL: [https://www.youtube.com/embed/bkCD6yfiRwg?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/bkCD6yfiRwg?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)



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